



AN IMPOSING PERIOD RESIDENCE WITHIN THE HEART OF THE HISTORIC PINNER VILLAGE

Paines Lane, Pinner Village, Middlesex HA5 3BL

**ROBSONS**





# Paines Lane, Pinner Village, Middlesex HA5 3BL

- RECEPTION HALL • PASSENGER LIFT TO ALL FLOORS • LIVING ROOM • DINING ROOM • STUDY • GARDEN ROOM • LUXURY FITTED BESPOKE KITCHEN/BREAKFAST ROOM • UTILITY ROOM • GUEST CLOAKROOM • MASTER SUITE WITH DRESSING ROOM & BATHROOM TO SECOND FLOOR • TWO GUEST SUITES AND TWO BEDROOMS • FAMILY BATHROOM • 174' LANDSCAPED REAR GARDEN WITH EXTENSIVE TERRACE
- AUTOMATED FRONT GATES TO EXTENSIVE CARRIAGE DRIVEWAY • DOUBLE GARAGE • CHAIN FREE

**Guide Price:** Price on Application

**Tenure:** Freehold

**Energy Efficiency Rating:** Band E

**Local Authority:** London Borough of Harrow

## Description

"Garden House" is an imposing, detached and handsome period home, located on the sought after and historic Pinner Village.

Having recently undergone a substantial remodelling and refurbishment programme in recent years, our clients have created a stylish family home with grandeur that has been embellished with flair and imagination to create a 21st century comfortable home of warmth and quality. The house has been complemented by period architectural features to enhance the best of the original house which has been sensitively restored.

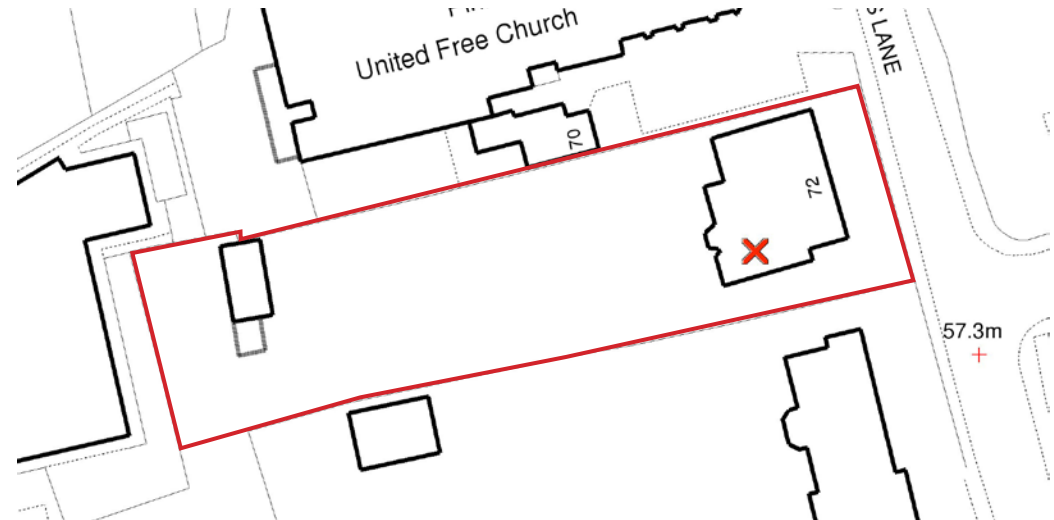
The property is arranged over three floors and extends to approximately 4,000sqft, designed for entertaining and living with spacious rooms. This character house offers well balanced accommodation with a reception hall with a passenger lift to all floors, a drawing room, dining room, study, garden room, bespoke and superbly equipped family kitchen

with a utility room. Four generous bedrooms are found on the first floor, the master suite having a bathroom and dressing room to the second floor. Approximately 1/3 acre of mature landscaped grounds which includes a period stable. Gated secure parking with a double garage complement the house perfectly.

## Location

Pinner Village provides a wide choice of boutique shops, coffee house and restaurants. The Metropolitan Line Train Station offers frequent services to London and beyond. The area is particularly well served for schools for all genders and ages. Arterial routes include the A40(M) giving access to the M25, with both the M1 and the A1(M) north and north east respectively.

Viewing is highly recommended.







Paines Lane, Pinner  
Approximate Gross Internal Area  
368 Sq M/3963 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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