



**A GRAND FIVE/SIX BEDROOM RESIDENCE IN EXCESS OF 6,200 SQ.FT ON PINNER HILL**

Pinner Hill, Pinner, HA5 3XY

**ROBSONS**



## Description

Set within the exclusive Pinner Hill Estate, surrounded by beautiful lawns and woodland, this exceptional five/six bedroom family residence offers accommodation in excess of 6,200 sq.ft, whilst occupying a plot of approximately 1 acre. This property offers character features throughout with a unique, versatile layout and is available to the market with no onward chain.

To the ground floor, solid wood entrance doors open to a generous porch which in turn leads to a remarkable, grand entrance hall where your eyes are immediately drawn to a stunning, bifurcated staircase. The entrance hall features marble flooring throughout, under stair storage space, a large coat cupboard, a minstrels' gallery and a guest cloakroom. There are three well-appointed, light-filled reception rooms, with the two to the rear of the property being split-level and enjoying picturesque views of the garden through French windows which lead out onto a spacious terrace. A large kitchen/breakfast room with a pantry and utility room leading off it, as well as French windows opening onto its own terrace, provides direct access to a second guest cloakroom and a fantastic indoor swimming pool. The indoor pool house has its own shower as well as two sets of patio doors opening out to the garden - perfect for the summer months. Completing the ground floor is a study and a full size lift giving access to the 3 main levels within the house. To the first floor there is a master suite comprising a generous double bedroom with a private balcony, a large shower room with his & hers wash basins and a separate W.C, a second bathroom and a spacious fitted dressing room.







Bedroom 2 is another large double bedroom with a private balcony and en-suite bathroom featuring a Jacuzzi bath tub, a separate shower, W.C and his & hers wash basins. There are three further double bedrooms, one of which has an en-suite shower room, and there is another separate shower room. Externally, this property is set back from the road, sitting in beautifully maintained grounds with a south-westerly facing garden, an extensive lawn and a carriage driveway allowing off-street parking for several cars. There is the added benefit of a double garage

### **Location**

This property forms part of the exclusive 72 acre Pinner Hill Estate which comprises approximately 115 established and individual family dwellings nestled in a private gated estate with beautiful manicured lawns, mature trees and surrounded by rolling park and woodland, with the exclusive Pinner Hill Golf Club at the top of the estate. Pinner, Northwood and Northwood Hills are just a short distance away, with the Metropolitan Line available at Pinner and Northwood Hills Underground stations offering regular connections into the City. The mainline to London Euston is also available at nearby Hatch End. The area is well served by state and private schools including St. John's Merchant Taylors' School for boys which is adjacent to the estate.

### **Additional Information**

Tenure: Freehold

Private Road Charges: Approx. £600 P.A

Local Authority: London Borough of Harrow

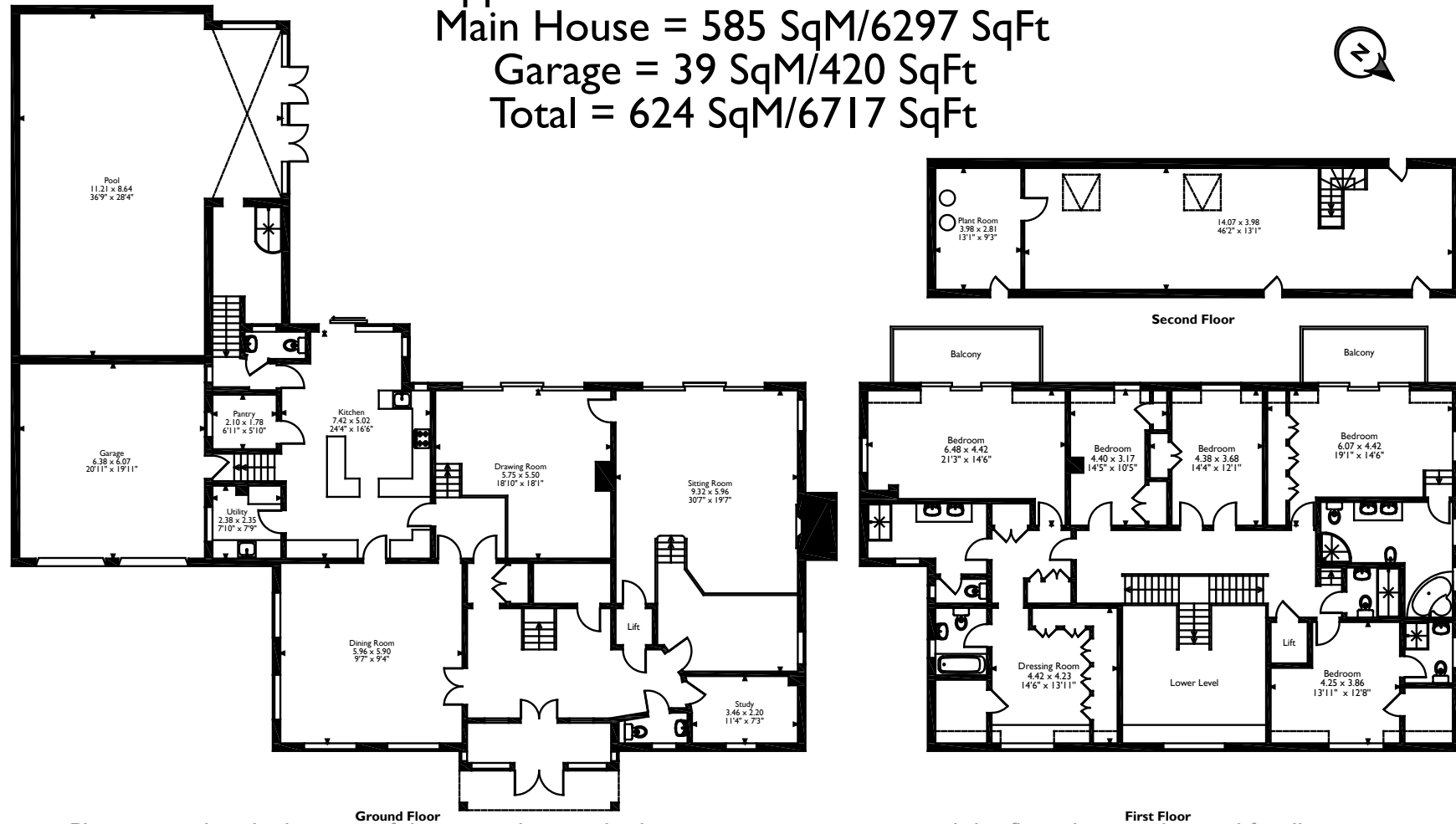
Council Tax: Band H

Energy Efficiency Rating: Band C





Pine Trees, Pinner Hill, Pinner  
 Approximate Gross Internal Area  
 Main House = 585 SqM/6297 SqFt  
 Garage = 39 SqM/420 SqFt  
 Total = 624 SqM/6717 SqFt



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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