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EAST END FARM, MOSS LANE, PINNER VILLAGE, MIDDLESEX, HA5 3AW



PRICE....£2,250,000....FREEHOLD

Offering a once in a lifetime opportunity, Orchard House is a unique family residence (4162 Sq Ft/386.7 Sq M) built by the present owner in 2007 to an exceptionally high standard, set on a plot of nearly half an acre. It is located on a private road in a discreet location and has been sympathetically designed to blend in with the surroundings, thought to originally have been part of a Medieval Hamlet. Pinner Village is within half a mile, offering an excellent selection of boutique shops, restaurants, and the Met. Line train station (Baker Street within 25 minutes). The substantial accommodation has under floor heating to the ground floor and includes a 26' reception hall and a fabulous 45' x 25' living/dining room, ideal for entertaining. The luxurious kitchen/breakfast room is adorned with quartz worktops, a central island and Gaggenae and Miele appliances. There is a separate utility room, a study with bespoke fitted cabinets and furniture and a guest cloakroom. The East wing has a master bedroom suite with a feature vaulted ceiling and benefits from a his & hers, en-suite bathroom and shower room and a dressing room/bedroom five. The West wing has a nook/reading area, three further double bedrooms (two en-suite) and a family bathroom. Outside the front offers private parking for several cars and leads to a 44' outbuilding (Grade II Listed) providing additional secure parking, a storage area, a workshop/wine cellar and a cloakroom. This would also be ideal as a recreational area. The 240' landscaped rear garden is well secluded with a patio, main lawn and mature tree and shrub inlays and borders. The property is offered with no upper chain.

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COUNCIL TAX

London Borough of Harrow - Band H - £3,924.72

LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.63 Miles
West Lodge Primary School - 0.64 Miles
Nower Hill High School - 0.59 Miles
Hatch End High School - 1.05 Miles

LOCAL TRANSPORT

Pinner Tube Station (Metropolitan Line) - 0.6 Miles
North Harrow Station (Metropolitan Line) - 1.2 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Orchard House

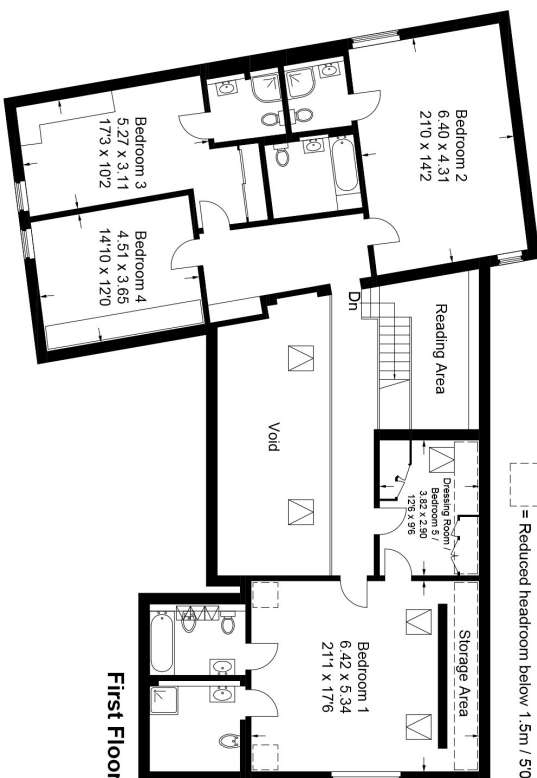
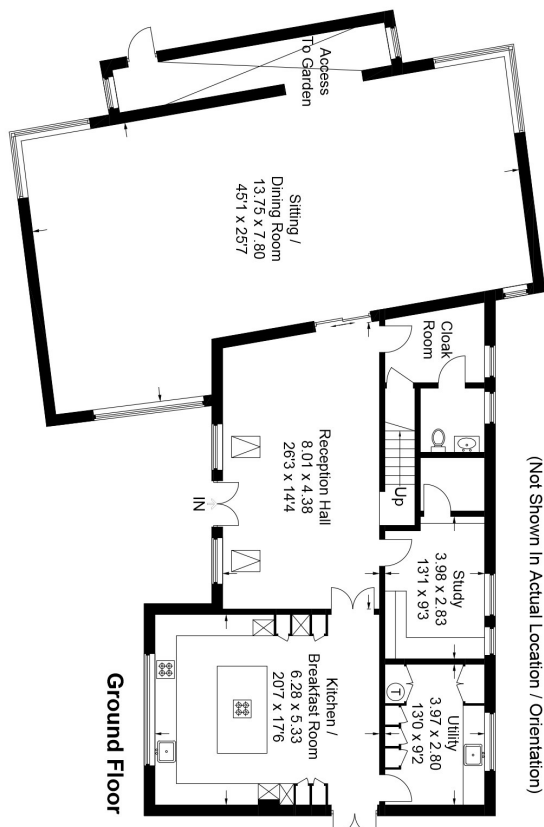
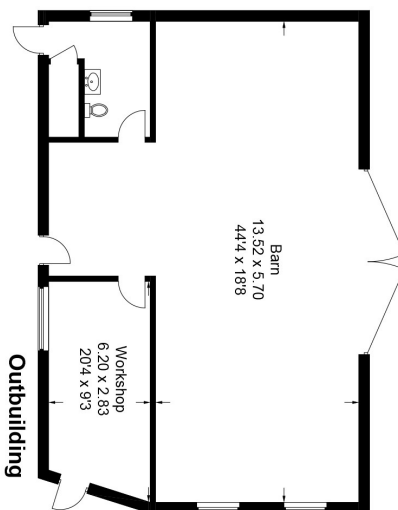
Approximate Gross Internal Area

Ground Floor = 219.7 sq m / 2,365 sq ft

First Floor (Excluding Void) = 167.0 sq m / 1,797 sq ft

Outbuilding = 117.6 sq m / 1,266 sq ft

Total = 504.3 sq m / 5,428 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.