



A HISTORIC CHARACTER HOME IN EXCESS OF 4,000 SQ.FT IN A DESIRABLE LOCATION

West End Lane, Pinner, HA5 3NT



GRADE II* LISTED • GROUNDS OF APPROX. 1/2 AN ACRE • TWO LARGE RECEPTION ROOMS • KITCHEN/DINER • UTILITY ROOM • BOILER ROOM • FOUR/FIVE BEDROOMS • THREE BATH / SHOWER ROOMS • OUTDOOR HEATED SWIMMING POOL • POOL HOUSE • GARDEN ROOM • GARAGE COMPLEX FOR SIX CARS • DESIRABLE LOCATION •

Description

An extraordinary 16th century, Grade II* listed property enjoying 1/2 an acre (approx.) of mature, well manicured grounds, situated moments from Pinner Village. This historic yeoman's house, known as 'Sweetmans Hall', is one of Pinner's oldest houses with the original hall house having been altered and extended over the years whilst ensuring the character and architectural integrity has been preserved, as a result the property has been awarded a Conservation Award.

This remarkable property showcases original, distinctive features throughout with the ground floor comprising two large reception rooms, an open-plan kitchen/diner, a separate utility room, and a boiler room. The first floor hosts four well-appointed bedrooms, three bath / shower rooms, and two studies. The spacious and versatile layout creates the ideal space for a growing family.





Externally, the beautiful gardens that surround the property provide the perfect setting for entertaining throughout the summer months, with a generous garden room allowing you to enjoy the garden all year round. There is the added benefit of an impressive, outdoor heated swimming pool and pool house, with a large garage complex providing parking for up to six cars as well as space for a studio or workshop. An imposing frontage and gravelled driveway allows room for additional parking.

Location

Situated in a desirable location just a few minutes walk to Pinner high street and a vast selection of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner station provides a regular service into London via the Metropolitan Line, with the Overground available at Hatch End station just a short distance away. The area is well served by primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

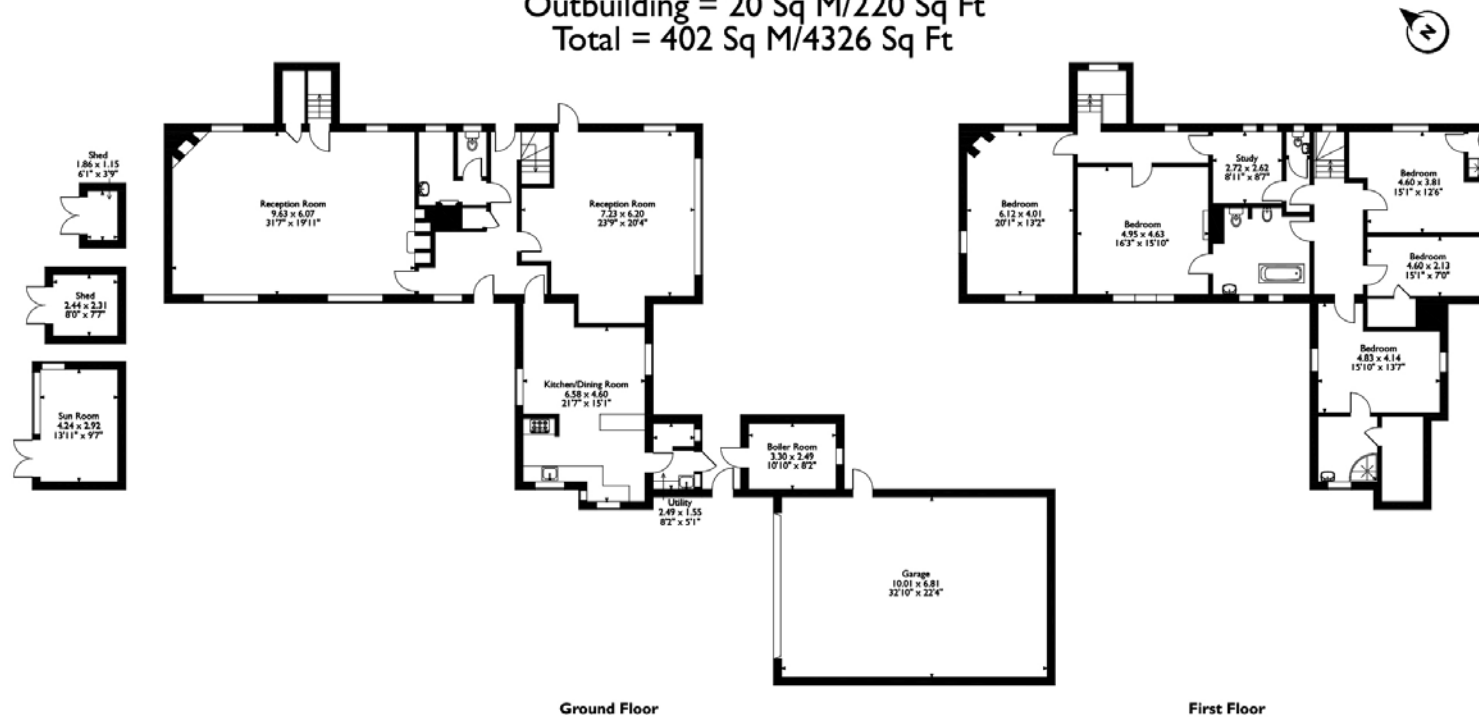
Local Authority: London Borough of Harrow

Council Tax: Band H

Energy Efficiency Rating: Not Required



90 West End Lane, Pinner
 Approximate Gross Internal Area
 Main House = 314 Sq M/3374 Sq Ft
 Garage = 68 Sq M/732 Sq Ft
 Outbuilding = 20 Sq M/220 Sq Ft
 Total = 402 Sq M/4326 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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