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PINNERWOOD HOUSE

Woodhall Road, Pinner, Middlesex HA5 4UA



BARTRAMS

# PINNERWOOD HOUSE

Woodhall Road, Pinner HA5 4UA

Described as "A jewel of rare price" this Grade II listed Tudor residence, circa 1500's retaining many original features including an ingle nook and working fireplaces, exposed timber beams and decorative oak wall panelling that is set within its own semi secluded grounds approaching 2.25 acres and surrounded and approached through green belt farmland.

Notably once the former home to the author, poet, playwright and politician "Edward George Bulwer Earl Lytton" who became 1st Baron Lytton

Approximately 1.25 miles from Pinner's town centre with its historic picturesque village High Street and Metropolitan Line Station, Central London 12 miles, London Heathrow Airport 10 miles, access to the national motorway network via the M25 (Junction 18) 7 miles, M1 (Junction 4) 4 miles and M40 / A40 6.5 miles

Falling to the East Side of Pinner Hill via a shared country road with green belt fields to either side, Pinnerwood House is accessed via its own gated entrance with cattle grid leading to a sweeping driveway with mature shrubs and trees, pond and opening to a gravelled frontage. This Grade II listed 16th Century Tudor family home having been extended and altered over the centuries yet retains many of its original features. The main house comprises of 7 bedrooms, 5 bath/shower rooms. A separate detached double garage and a separate staff or guest outbuilding annexe, heated swimming pool, floodlit tennis court, storage sheds, a further double garage, Victorian glass greenhouse/conservatory with potting sheds.

## Accommodation

Entrance porch leading to a spacious original oak panelled hallway with timber beams and flagstone flooring. The hallway leads to a spacious double aspect sitting room with open fireplace and timber beams and double doors opening to the dining room featuring a stone open fireplace, original oak beams with, door to family room with its original inglenook fireplace and oak beams. The kitchen/breakfast room being triple aspect with wooden doors and integrated appliances. There are double casement doors opening to an outdoor alfresco dining area with patio and garden.









In addition, a utility room and located from an inner hallway two further reception rooms, one opening to the rear garden, separate study room, reception, bar area and guest cloakroom.

To the first floor there are seven bedrooms. A double aspect master bedroom suite with vaulted oak beamed ceiling, dressing room and en suite bathroom with separate shower unit. Bedroom two has an oak beamed vaulted ceiling, a range of bespoke wardrobes on two sides and an en-suite shower room. Three further bedrooms all with vaulted oak beamed ceilings and ensuite shower rooms. Two further bedrooms ( one being used currently used as a dressing room) and family bath/shower room.

#### **Gardens and Grounds**

The house is approached by gated access with cattle grid of Woodhall Road which leads to a sweeping drive and natural ponds which are fed by a tributary of the river Pinn. There are extensive landscaped grounds and gardens which are mainly laid to lawn with flower beds, shrubs and trees including Rhododendrons, Sycamore and Beech. To the North East side of the main house is a tall, old brick wall with trailing plants, shrubs, trees, flower beds and large York stone patio areas. Brick built garage with annexe A brick built detached four door garage that now has been partially converted to an annexe yet retaining garaging for two cars with an electric garage door. Annexe Accessed to the side of the garage with its own front door to a spacious open plan sitting/ dining room / kitchen, with integrated fridge/freezer, dishwasher, oven, washing machine, tumble dryer and electric hob. To the first floor there is a bedroom and an ensuite shower room. Heated Swimming Pool & Floodlit Tennis Court An outdoor heated swimming pool, a gardener's cloakroom, a full sized flood lit hard tennis court, a double timber garage as well as a Victorian style greenhouse with attached potting sheds currently used as a gym. There is a further double garage at the rear and various outbuildings.

**Services:** Mains water, electricity and drains. Oil Heating

**Council Tax Band:** £4,084 per year (Band H)

**EPC Rating:** TBA

**Local Authority:** London Borough of Harrow

<https://www.harrow.gov.uk>





Gross Internal Area (approx) = 341.6 sq m / 3677 sq ft  
Store / W C = 4.8 sq m / 52 sq ft  
Green House (Including Workshop) = 50.8 sq m / 547 sq ft  
Outbuildings = 13.1 sq m / 141 sq ft  
Garage / Workshop = 33.4 sq m / 359 sq ft  
Annex (Excluding Garage) = 58.5 sq m / 630 sq ft  
Annex Garage = 31.9 sq m / 343 sq ft  
Total = 534.1 sq m / 5749 sq ft  
For identification only. Not to scale.  
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(Not Shown in Actual Location / Orientation)  
Green House



(Not Shown in Actual Location / Orientation)  
Outbuilding



(Not Shown in Actual Location / Orientation)  
Outbuilding



(Not Shown in Actual Location / Orientation)  
Garage / Workshop



Ground Floor



First Floor



Annex - First Floor



(Not Shown in Actual Location / Orientation)  
Annex - Ground Floor



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