



**A REMARKABLE RESIDENCE IN EXCESS OF 5,100 SQ. FT. ON THE PINNER HILL ESTATE**

---

South View Road, Pinner Hill, HA5 3YD

**ROBSONS**

**FOUR/FIVE RECEPTION ROOMS • KITCHEN /  
BREAKFAST ROOM • STUDY • SIX BEDROOMS •  
FIVE BATH/SHOWER ROOMS • SAUNA •  
ATTRACTIVE GARDEN WITH A HEATED  
SWIMMING POOL • GAMES ROOM • OFF-STREET  
PARKING • DOUBLE GARAGE •**

### **Description**

Nestled within the exclusive and sought-after Pinner Hill Estate, this remarkable property provides both character and charm, with a versatile layout and over 5,100 sq. ft of flexible living accommodation. Pinner Hill Estate is a private road comprising 115 established and individual family dwellings, as well as the highly regarded Pinner Hill Golf Club.

The ground floor comprises an entrance porch with a guest WC. Double doors open through to a grand reception hall with a large open fire and an attractive staircase. There is a generous main lounge, also with an open fire, with two sets of French doors opening out to the garden. A separate dining room can be accessed via the lounge, and boasts an adjoining sun room as well as a further reception room. Completing the ground floor of the main house is a good-sized kitchen with a breakfast room, a utility room with a WC, and a study. In addition, a lean-to allows access to an extended part of the house consisting of a large games room and a light-filled reception room. There is also a workshop, a boiler room, a WC and a shower that are all accessed via the garden.





To the first floor there is a principal bedroom with an impressive en-suite and a dressing room, four double bedrooms with three benefiting from en-suites, and a family bathroom. Four of the five bedrooms have the added luxury of access to either a private or shared balcony. The second floor hosts a sixth double bedroom featuring a sauna.

Externally this property sits on attractive and well-maintained grounds, with a large rear garden that is laid to lawn with two patio areas and a heated swimming pool. To the front there is a carriage driveway providing off-street parking for several cars and a double garage.

### **Location**

Pinner Hill Estate is perfectly placed for Pinner, Northwood and Northwood Hills, which can all be found equally close, and offer an array of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Northwood, Northwood Hills and Pinner stations, which provide a fast and frequent service into the heart of Central London and beyond. The area is well served by state and private primary and secondary schools, including St. Johns School for boys, which is adjacent to the estate. Additional Information

### **Additional Information**

Private Road Charge: Approx. £600 p.a

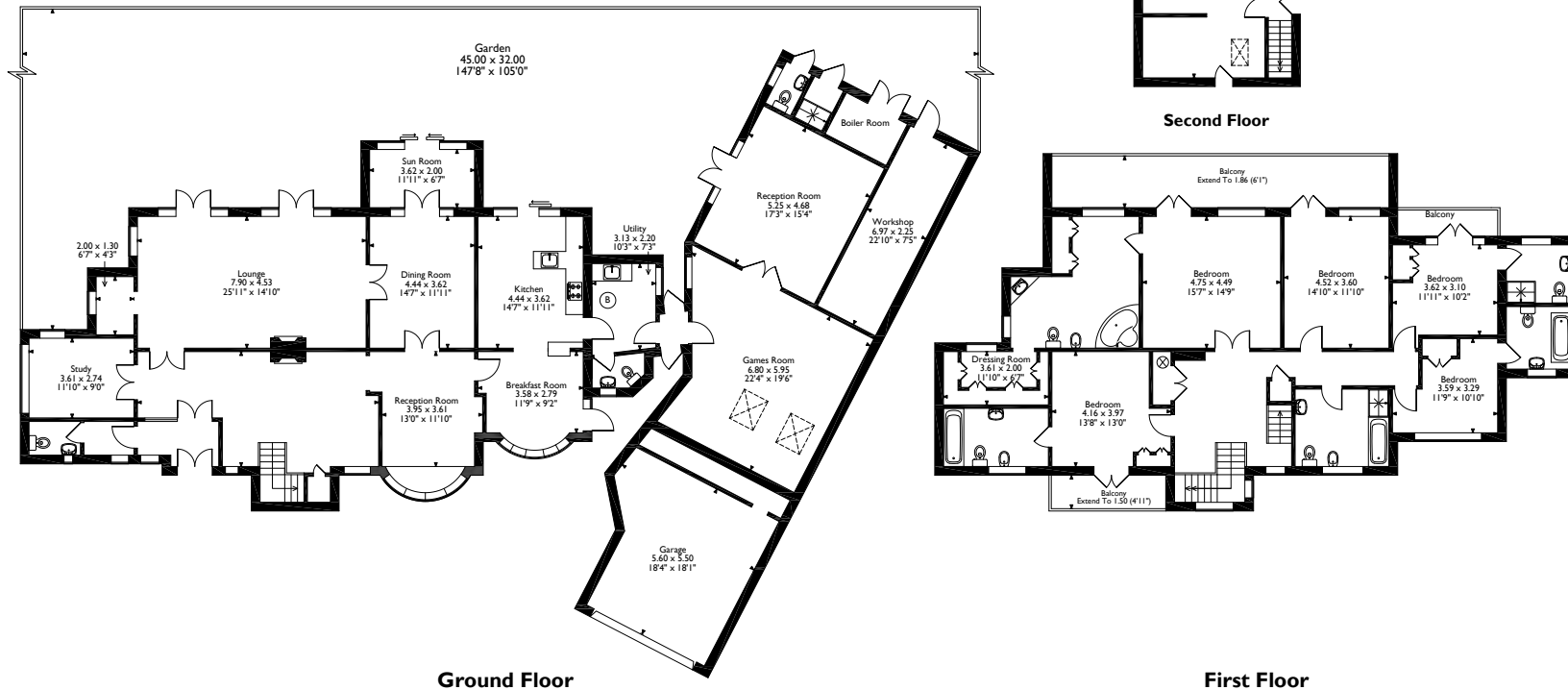
Local Authority: London Borough of Harrow

Council Tax: Band H

Energy Efficiency Rating: Band E



Logisneuf, SouthView Road, Pinner  
 Approximate Gross Internal Area  
 Main House = 358 Sq M/3853 Sq Ft  
 Garage/Outbuilding = 118 Sq M/1270 Sq Ft  
 Total = 476 Sq M/5123 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.



1 High Street, Pinner, Middlesex, HA5 5PJ  
 Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.