

House Particulars

Throughout the house

- Fully remodelled main house and summer house top to bottom in 2017, no expense spared, fully custom built
- State of the art heating system with 2 immersion water heaters and one pump
- Custom architraves, arches and inglenooks of limestone and washed oak
- Doors, light switches, and kitchen hardware – Buster and Punch
- Flooring - Downstairs mix of large limestone tiles and skirting or large washed oak
- Bespoke custom-made doors (downstairs with custom limestone trim)
- Recessed lighting and bespoke light fixtures
- Paintable wall heaters on 1st floor
- Triple height entry with 5.5 meters skylight flooding the house with light
- Banham External locks
- Triple Height custom window
- Farrow & Ball Paint
- CAT 6 cabling in all rooms
- Blind in 3 story front window and automatic blinds in games / back corner bedroom
- All bedrooms have blackout blinds
- Aquabio S20 Water Softener
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Front of house planting and gates

- Brick wall and pillars topped with stone capping in front tree lined borders
- Double entrance with two xx Conservation-compliant wooden gates and pedestrian gate (all lockable)
- Stunning fully planted borders in front and on both sides of driveway as well as in front of house
- Solid wood portico with stone capped brick pillars

Terrace & Garden

- One of the largest gardens in central Pinner
- Over £150k spent to fully transform original landscape
- over 50 tonnes of earth, designed and fully replanted led by award winning landscape architect.
- Hand
- X lighting system with 4 'moods'
- Terrace down and uplighting, stair lighting, external lighting and power points on garden shed

X2 flo → row + side.

- Downlights on the path to the summer house and uplighting on the Cherry Blossoms to the left of the path

Kitchen

Appliances:

- Gaggenau Warming Drawer
- 2 x Gaggenau ovens
- Westin Built in Ceiling Fan with lighting
- 2 x Siemens Dishwashers
- Insinkerator Food disposal
- Dornbracht taps and rinsing spray set
- Gerberit water filtration system
- Franke double stainless-steel sink
- Microwave cupboard
- Custom-made granite worktop
- Custom hand built painted wooden drawers and cupboard with glass inserts
- Under cupboard lighting
- Granite Island with built in Gaggenau Gas Cooktop
- Bespoke red brick alcove
- Bespoke custom wood and limestone features throughout
- Double Fridge Freezer with custom painted wooden doors
- Recessed ceiling lighting with 4 different lighting options
- All drawers are lined with walnut inlays

Floor

- Under floor heating
- Limestone Flooring

Pantry

- Limestone flooring
- Solid wood shelves
- White subway tiles
- Buster and punch lighting

Internal Doors

- Bespoke washed oak door
- Invisible pocket double hinged bespoke washed oak double doors

External double glass doors leading to terrace

External door leading to side of the house (with Banham lock)

Entry / Conservatory / Entry Bathroom

- Triple height window entry with custom light fixture (one of a kind built for house)
- Entry way leads to all glass conservatory with views to bottom of half acre garden
- Invisible door leads to custom bathroom, burled maple walls, fossilized green marble sink and antique wall mirror – wood and marble sink taken from the Bank of England before remodel
- Large limestone Tiles leading to custom built solid wood frame all glass conservatory with four pane; double bi-fold doors that open entirely onto x meter by x meter external limestone walled terrace with inbuilt lighting.
- Custom blinds conservatory
- Bespoke limestone staircase with lit moulded wooden handrail
- Pineapple ceiling lights on either side of entry hall

Double Living Room

- Covered floor electrical points
- Bespoke alcove
- Underfloor heating
- Large plank whitewashed oak floorboards
- Bespoke windows opening onto the garden
- Invisible pocket door leading to study / bedroom
- Custom-made solid wood bench with internal storage
- Custom stone fireplace

Downstairs Office / Bedroom

- Bespoke solid wood painted shelves and drawers
- Recessed lighting
- Built in Walnut Desk with recessed inlay
- Under desk invisible cupboard
- Wall art lighting
- Hafelle System Invisible pocket door with painted shelving

Custom Built Wine Cave (under bedroom / office)

- Trap Door in floor with bronze pull latch
- with limestone stairs and stone shelves for approximately 1500+ bottles
- Antique safe
- Custom built limestone shelving for x bottles of wine
- Trap door to sump pump

Laundry room

- Amtico flooring
- Recycled Iroko wood from 1960s
- White metro tiles
- 3 x Custom built wooden slated retractable drying rails

Double Garage

- Amtico flooring
- Electric car socket

Master bedroom

- Walnut built-in cupboard, drawers and paneling

Master Dressing Room

Dressing table ceiling lights

Master Bathroom and shower and separate toilet

- External Bathroom end of hall Second Floor
- Black and White Tiles
- Salvaged Cobalt Blue wall tiles with two inset shelves with lighting
- 3 medicine cabinets behind mirrors
- Massive raindrop shower
- Duravit toilet and extra-large square basin
- All black fixtures including heated towel rack
- Built-in bedside reading lights
- Bedside ceiling lights