



OLD CLACK FARM

Tile Kiln Lane, Harefield, Uxbridge, Middlesex, UB9 6LU



A charming Grade II listed country house with an adjacent barn conversion

Price on application • Freehold

Reception hall/family room with bar • living room
• dining room • fitted kitchen • utility room • cloakroom
• master bedroom with vaulted ceiling and en suite bathroom • 4 further bedrooms • 3 further bath/shower rooms (1 en suite) • second floor galleried loft room
• detached barn with utility room • shower room • games room and heated garaging • stable block incorporating 4 loose boxes • gym and office • paddock • gardens
• summer house with BBQ area • shower and W.C
• wine room • extensive parking • grounds of around 0.8 acre in all • EPC Exempt

SITUATION

Old Clack Farm is situated in a highly desirable location and enjoys a private setting at the end of a single track road. The local towns of Northwood, Harefield and Ruislip provide a wide range of shopping facilities including supermarkets, boutique shops and restaurants. The Metropolitan Line station at Rickmansworth provides a frequent service to Baker Street and the City and the Chiltern Line into London Marylebone. There is also West Ruislip tube and over ground station (2.4 miles away) which is on the Central Line and Ruislip tube station (2.1 miles away) which is on the Metropolitan and Piccadilly Line. The area is also well served with a range of both state and private schooling.





DESCRIPTION

Old Clack Farm is a beautifully presented Grade II listed family home offering spacious and well laid out accommodation. The property has in recent years undergone comprehensive refurbishment to create a modern contemporary feel while still retaining many original character features. Adjacent to the main house is a superb timber framed barn which has been converted to create further ancillary accommodation.

On entering the main house a generous reception hall/family area with feature bar leads onto the principal reception rooms. The triple aspect sitting room extends to some 26ft in length and features a wonderful inglenook style fireplace and a wealth of exposed beams. The dining room is also of generous proportions and features an attractive bay window and access to the gardens. Linking the two rooms together is a light and airy inner reception hall creating an ideal place to entertain. The kitchen is beautifully fitted with a range of bespoke hand painted units and drawers with granite work surfaces over and built in appliances to include an AGA, additional modular with halogen hob, integrated dishwasher and double butler sink. Situated off the kitchen is a useful boot room and adjacent is a well equipped utility room. A downstairs cloakroom completes the ground floor accommodation.

On the first floor there are five double bedrooms; the master bedroom features a wonderful vaulted ceiling and modern en suite with roll top bath. There are four further bedrooms including a guest suite with en suite shower room. The remaining bedrooms share a further family bathroom and separate shower room, both of which are beautifully fitted. Situated off the landing and accessed via its own staircase is a further galleried playroom/office.

In addition to the main house is a superb centrally heated and air conditioned detached timber framed barn which has been sympathetically converted and offers further ancillary accommodation. On the ground floor there is heated garaging for several vehicles, a kitchenette/utility area and shower/w.c. On the first floor there is a 40ft games room with vaulted ceiling.





OUTSIDE

Old Clack Farm is approached via a gated entrance onto a gravelled driveway providing parking for a number of vehicles. Set in grounds of around 0.8 acre in all the property offers a good level of privacy and seclusion from neighbouring properties. The gardens are beautifully landscaped, mainly laid to lawn and are well stocked with mature shrubs and trees. Adjacent to the rear of the property is a large patio area providing an ideal area for alfresco dining. There is a separate detached pool house with BBQ facilities, pump room & shower/w.c. A separate stable block comprising of four loose boxes, an office and a gym lies to the northern side of the plot with a small fenced paddock in front.

DIRECTIONS

From the M40 (J1), continue forward onto the A40 (signposted Central London, Harrow). At Swakeleys Roundabout Junction branch left, then at Swakeleys Roundabout take the first exit onto Swakeleys Road – B467 (signposted Harefield, Ruislip, Ickenham). At the roundabout take the second exit onto Swakeleys Road – B467 (signposted Ickenham, Ruislip). At mini roundabout bear left onto Breakspear Road South (signposted Harefield, Breakspear Crematorium). Turn right into Tile Kiln Lane and proceed to the end of the road.



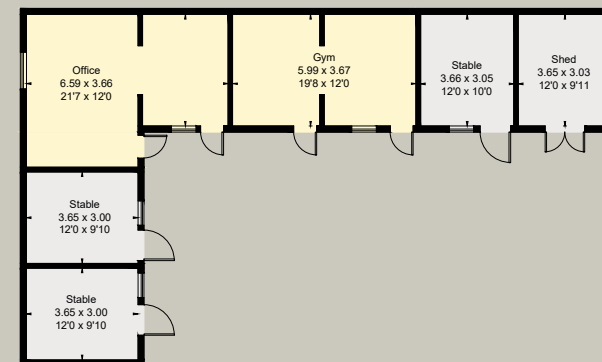
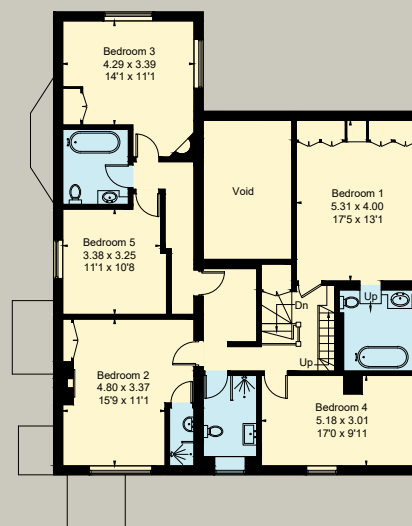
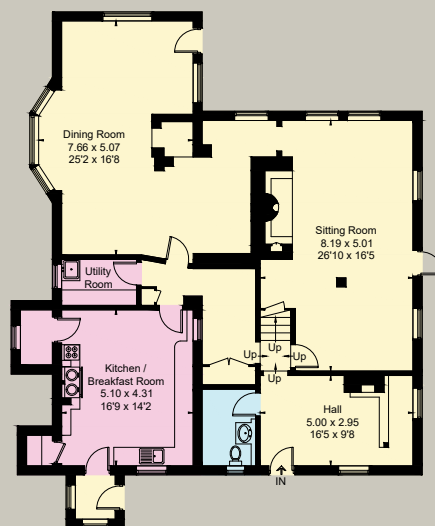
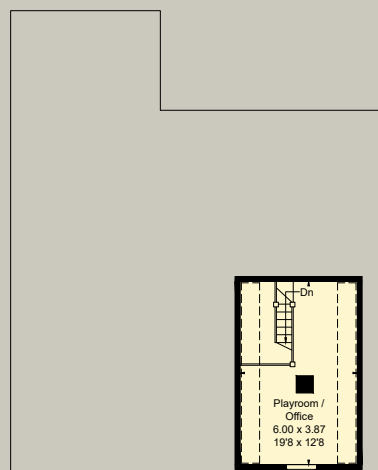
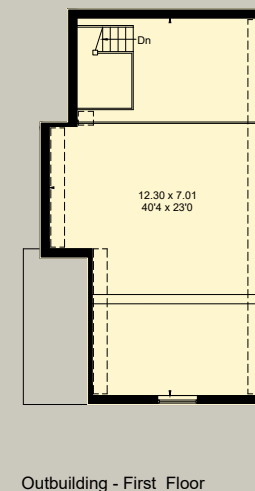
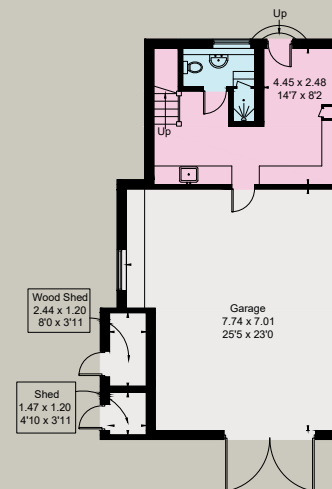
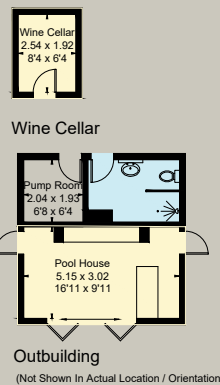


FLOORPLAN

Approximate gross internal area = 3,281 sq ft / 304.8 sq m (Excluding Voids)
 Outbuildings gross internal area = 3,023 sq ft / 280.9 sq m (Excluding Sheds)
 Wine Cellar gross internal area = 52 sq ft / 4.8 sq m
 Total gross internal area = 6,356 sq ft / 590.5 sq m
 For identification purpose only. Not to scale.



Second Floor



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