



## BEAUTIFULLY PRESENTED DETACHED FAMILY DWELLING

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“Orchard House”, East End Farm, Moss Lane, Pinner Village, Middlesex, HA5 3AW

**ROBSONS**





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**RECEPTION HALL WITH VAULTED CEILING • 45' LIVING & DINING ROOM • STUDY • LUXURY FITTED KITCHEN/BREAKFAST ROOM  
UTILITY ROOM • LIMESTONE AND OAK FLOORING • UNDER FLOOR HEATING TO GROUND FLOOR • FEATURE RADIATORS TO 1ST FLOOR  
GALLERIED LANDING • GUEST CLOAKROOM • MASTER SUITE WITH DRESSING ROOM AND TWO ENSUITE FACILITIES •  
2 FURTHER GUEST SUITES • BEDROOM 4 • FAMILY BATHROOM • GRADE II LISTED BARN WITH STORAGE, WORKSHOP & CLOAKROOM •  
240FT LANDSCAPED REAR GARDEN**

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A distinctive detached family dwelling created by the current owners set in mature landscaped grounds extending to approximately 0.475 of an acre.

“Orchard House” is nestled within very private and discrete enclave within the heart of the East End Farm conservation area, which allegedly formed part of what was originally a Medieval Hamlet. In 2007 our clients created “Orchard House”, which is sympathetic to the unique setting and seamlessly blends in within the surroundings.

The property is approached by a private road which leads directly to a private resin bonded large driveway. Also the adjacent Grade II listed barn has further parking and storage facilities.

“Orchard House” has an appealing blend of modern convenience and character features. It is built around a beautiful exposed green oak frame which provides a bright and spacious free flowing interior, perfect for entertaining.

A beautiful mature and landscaped garden complements the setting that extends to approximately 240ft. It has a plethora of mature trees, plants, vegetable garden as well as a decked area to capture the sunlight.

Pinner Village offers a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer Food Hall and Sainsbury supermarkets are also within walking distance. A charming French Market takes place once a month offering locally made arts/crafts and fantastic foods. Annually The Pinner Fair provides entrainment for the younger generation. The area is well served for private and state schooling for all ages and genders. The Metropolitan train station is within walking distance and provides convenient links to Central London (Baker Street 26 minutes) and beyond. Central London is about 15 miles distant. Both the Intu shopping centre at Watford and St Anne’s shopping centre at Harrow are easily accessible. Major motorway and airports are also within reach.

The property has been thoughtfully designed and beautifully maintained by the present owners and internal inspection is highly recommended.

**Guide Price:** On Application

**Tenure:** Freehold

**Energy Efficiency Rating:** B

**Local Authority:** London Borough of Harrow











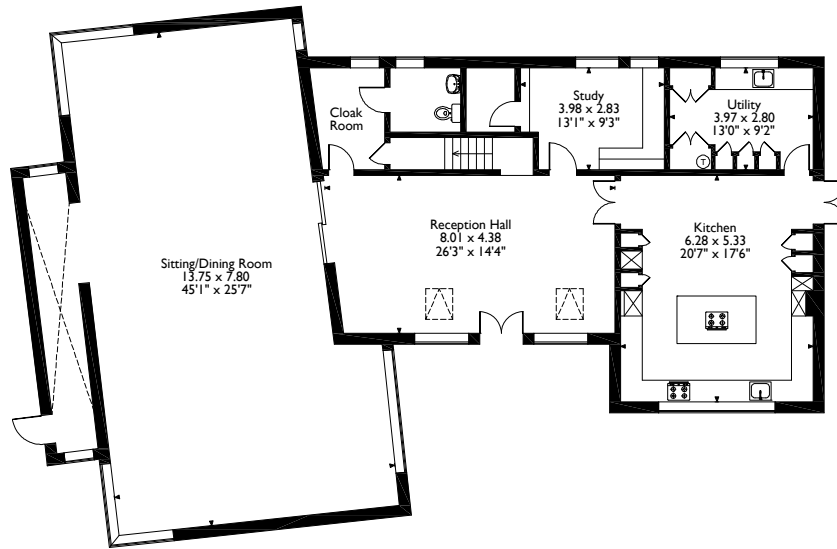
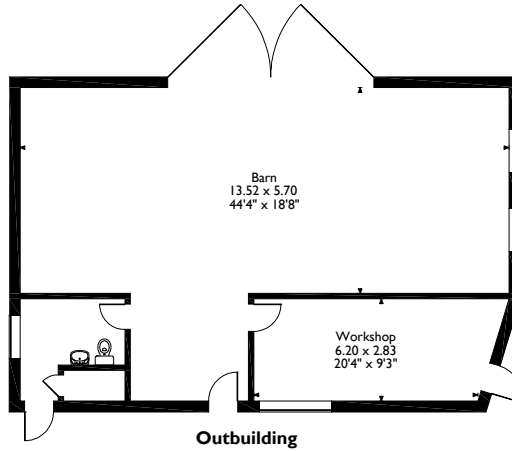






**East End Farm, Moss Lane, Pinner**

Approximate Gross Internal Area  
 Ground Floor = 220 Sq M/2365 Sq Ft  
 First Floor = 167 Sq M/1797 Sq Ft  
 Outbuilding = 118 Sq M/1266 Sq Ft  
 Total = 505 Sq M/5428 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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