



## AN IMPOSING AND BEAUTIFUL 5 BEDROOM DETACHED RESIDENCE

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Nicholas Way, Northwood HA6 2TR

**ROBSONS**





## An imposing 5 bed detached residence occupying a double plot in one of Northwood's most prestigious locations

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LIVING ROOM • DINING AREA • KITCHEN / BREAKFAST ROOM • TV / FAMILY ROOM • SNOOKER ROOM • LEISURE AREA • DEN • GAMES ROOM • GYM • STUDY • UTILITY ROOM • GUEST CLOAKROOM • MASTER BEDROOM WITH ENSUITE BATHROOM, TWO WALK-IN WARDROBES AND ROOF TERRACE • 3 FURTHER BEDROOMS WITH ENSUITE BATHROOMS AND ROOF TERRACES • BEDROOM 5 WITH ENSUITE BATHROOM • GARAGE • LANDSCAPED GARDENS • SWIMMING POOL • TENNIS COURT • SUMMER HOUSE

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An imposing 5 bedroom detached residence in one of Northwood's most prestigious locations.

This stunning home is set in grounds of approximately 0.78 acre positioned on a private road in the much sought after Copse Wood Estate.

The double width plot has a road frontage of 158ft and already benefits from planning permission being granted for the erection of a new 6 bed detached house to the side of the existing property, plus conversion of the existing roof space into further living accommodation.

Entered via an impressive double height reception with a sweeping staircase leading to a galleried landing. The extensive ground floor comprises of a spacious living room and dining area, TV/sitting room, study, snooker room, utility and a beautiful bespoke kitchen breakfast room with bi-folds opening to the rear garden. Extending to the rear of the house is a large leisure complex with vaulted ceilings and bi-fold glass doors, offering a gymnasium, games room, den and sauna with showering facilities.

To the first floor is a master suite boasting bi-fold doors opening to a roof terrace, two walk-in wardrobes and a luxurious ensuite bathroom with freestanding bath, shower cubicle and his & hers wash basins. There are a further four double bedrooms, all with ensuite bathrooms.

The mature, landscaped, south easterly facing garden provides the perfect space for outside entertaining with a split level terrace surrounding a swimming pool and Jacuzzi, an all-weather tennis court and a summerhouse with WC.

To the front is a large driveway providing ample off street parking and access to a double garage.

Further information in relation to the planning consents can be found at Hillingdon Council under references [29778/APP/2017/1900](#) and [29778/APP/2016/943](#).

Nicholas Way is in the heart of the Copse Wood Estate in Northwood, some 17 miles north west of central London. Green Belt countryside surrounds the town, yet central London is easily reached via the Metropolitan underground railway in just 35 minutes (approximate traveling time). The M25 motorway at Chorleywood (j18), is circa 6 miles and provides fast access to Heathrow, Luton, Stansted and Gatwick airports.

**Guide Price:** On Application

**Tenure:** Freehold

**Energy Efficiency Rating:** D

**Local Authority:** London Borough of Hillingdon







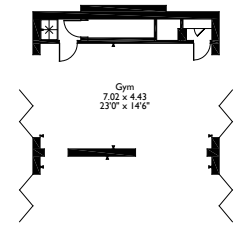




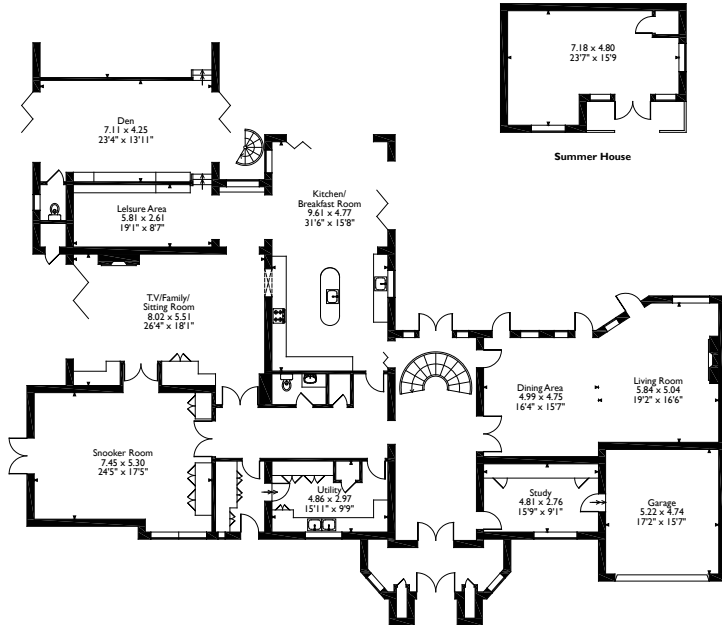




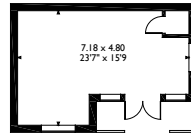
Nicholas Way , Northwood  
 Approximate Gross Internal Area  
 Ground Floor = 5121 sqft/476 sqm  
 First Floor = 2518 sqft/234 sqm  
 Summer House = 312 sqft/29 sqm  
 Total = 7951 sqft/739 sqm



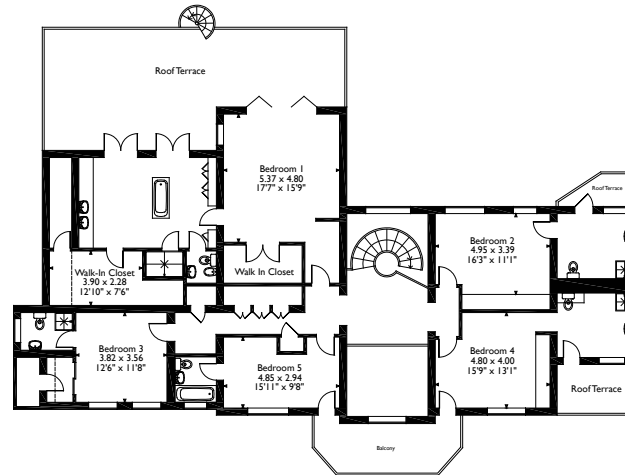
Game Room  
 9.24 x 7.02  
 30'4" x 23'0"



Ground Floor



Summer House



First Floor



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.



53 Green Lane, Northwood, Middlesex, HA6 3AE  
 Tel: 01923 835355 mark.howson@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

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