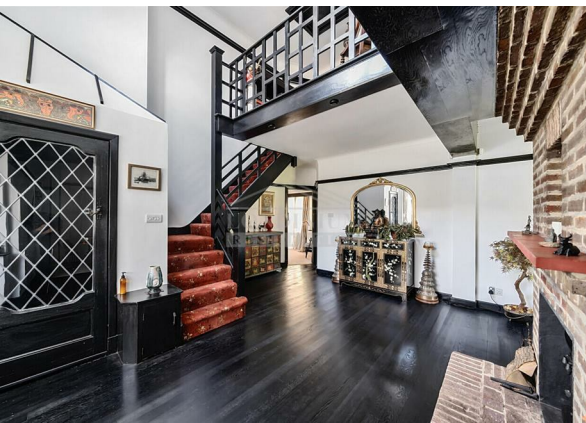


21 Winscombe Way, Stanmore, HA7 3AX  
£1,225,000





21 Winscombe Way, Stanmore, HA7 3AX

£1,225,000

A beautifully presented three-bedroom home combining period charm with stylish modern enhancements. Located just moments from Bentley Priory and Stanmore Broadway, this exceptional property features a stunning kitchen/breakfast room, a spacious open terrace, a wood-burning stove, and a feature staircase with galleried landing. The exterior has been repaved in rare black Indian sandstone, while the mature garden showcases contributions from Chelsea Flower Show winners. Additional benefits include a large cellar, CCTV security system, and preserved original character throughout. Within easy reach of excellent schools and Stanmore Underground Station (Jubilee Line).

If you've ever wandered through the English countryside and found yourself enchanted by a charming home nestled in leafy surroundings, this may well be the one that captured your imagination. Now is your chance to experience it for yourself.

This truly exceptional three-bedroom family home on Winscombe Way perfectly balances timeless character with sensitive, contemporary enhancements. The current vendors have invested thoughtfully, retaining many original period features while integrating high-quality modern comforts that elevate everyday living.

From the moment you arrive, the home exudes charm and quality. The exterior has been handsomely repaved in rare black Indian sandstone, offering a bold and elegant first impression. Inside, you'll find a host of standout features, including a beautifully appointed kitchen and breakfast room—designed with the serious cook in mind—a large open terrace overlooking the exquisitely landscaped garden, and a handsome brick-built fireplace with a wood-burning stove in the main

reception room. A second wood-burning stove, located in the entrance hallway, adds warmth and character from the moment you step inside.

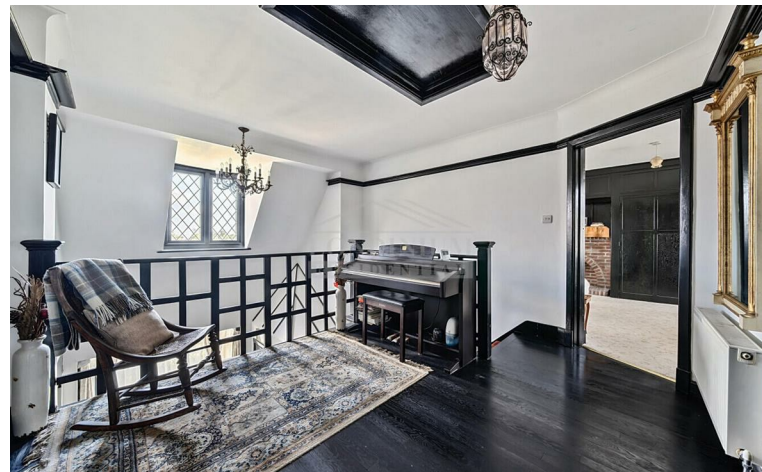
The imposing feature staircase leads to a galleried landing, bringing a sense of grandeur and openness to the upper floor. The large attic space offers extensive scope for conversion—subject to the necessary planning consents—making it ideal for additional living space, a study, or creative use.

Further benefits include a spacious cellar, providing excellent storage or potential for further development, and a comprehensive CCTV system for added security and peace of mind.

The rear garden is a true highlight. Beautifully designed and expertly maintained, it features a rich variety of planting contributions from multiple Chelsea Flower Show award winners, resulting in a tranquil and inspiring outdoor sanctuary that evolves with the seasons.

Winscombe Way is ideally located just a few hundred metres from the open green spaces of Bentley Priory and within easy walking distance of the shops, cafés, and amenities of Stanmore Broadway. The area is also served by several of the area's finest state and independent schools. Stanmore Underground Station (Jubilee Line) lies under a mile away, offering direct links to Central London and the Docklands.



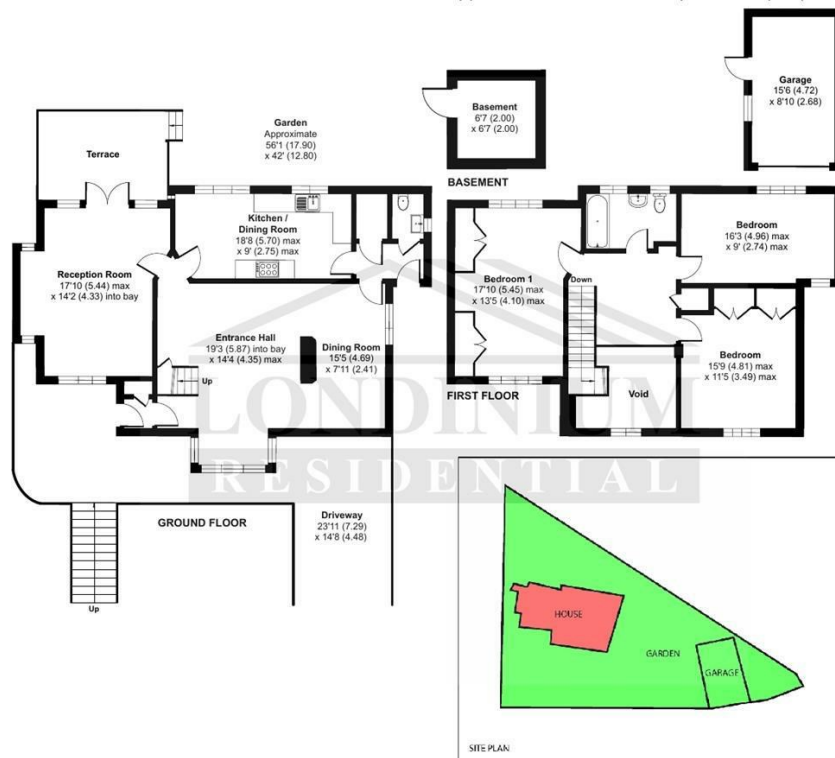




## Winscombe Way, Stanmore, HA7

Approximate Area = 1873 sq ft / 174 sq m (excludes void & includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Londinium Residential. REF: 1286392

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	