

Tudor Cottage, Moss Lane, Pinner





A lovely, Grade II Listed 16th Century cottage in wonderful gardens and grounds.

Summary of accommodation

Main House

Entrance hall | Living/dining room | Sitting room
Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with dressing room and en suite bathroom

Three further first floor bedrooms with dressing room

Family bathroom

Second floor loft room

Garden and Grounds

Landscaped gardens extending to about 0.31 acres

Double garage | Double carport | Summer house



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Situation

Situated approximately ¼ of a mile from Pinner Village which offers a good range of shops, including supermarkets and smaller boutique shops, catering for day to day requirements. The village also has numerous restaurants and public houses.

Pinner underground station is on the Metropolitan line, giving easy access to London Baker Street. Overland stations at Ruislip and Hatch End give access to Marylebone and Euston respectively. Pinner Memorial Park is a lovely place to walk and is home to the Heath Robinson Museum.

The area is renowned for its standard of education, with a number of schools, both state and independent.

Distances

Pinner Village ¼ mile, M1 Junction 4 6 miles, Central London 16 miles (All distances and times are approximate)



Tudor Cottage

Tudor Cottage is a delightful, unique Grade II listed home and the accommodation is as shown in the enclosed floor plans. Believed to have been built in the late 16th century, the house retains many delightful features including solid wood floors, exposed timbers and beams, open fireplaces and leaded light windows.







Garden and Grounds

Approached from Moss Lane, a gravelled driveway leads to the front of the house and parking. Beyond the driveway, and in front of the house, is a large flagstone terrace- well planted with mature shrubs and trees. The gardens to the side and rear are laid predominantly to lawn with delightful floral and shrub beds and many mature, specimen trees.

Outbuildings

Double detached garage, double carport and garden shed.

Approximate Gross Internal Floor Area

Main House: 248.4 sq m / 2,674 sq ft

(Not including garage or reduced height area below 1.5m: 32.8 sq m / 353 sq ft)

Garage: 29 sq m / 312 sq ft

Total Area: 310.2 sq m / 3,339 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property information

Tenure: Freehold.

Services: Mains water, electricity, gas & drainage

Local authority: London Borough of Harrow

Council Tax Band: H

Energy Performance Certificate Rating: Band F (rating 28)

Postcode: HA5 3AW

Viewings

All viewings strictly by appointment only through the vendor's' joint selling agents, Knight Frank LLP and David Charles Estate Agents.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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