

# DAVID CHARLES

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## EAST END FARM, MOSS LANE, PINNER VILLAGE, HA5 3AW



**PRICE....£2,895,000....FREEHOLD**

Orchard House is a unique family residence (4162 Sq. Ft/386.7 Sq. M) set on a plot of nearly half an acre within the exclusive private estate of East End Farm, surrounded by historical listed houses thought to originally have been a part of a medieval hamlet. Pinner High Street is within 10 minutes walking distance, offering an excellent selection of boutique shops, cafés, restaurants, and the Metropolitan Line train station (Baker Street within 25 minutes). Orchard House itself was built in 2008 to high standards and designed to sympathetically blend in with its historical surroundings. The house offers all the modern convenience, including underfloor heating on the ground floor, and has been thoughtfully updated by the current owners (security, heating, water system, roof, lighting...) to offer an environment for family life and social life alike. The substantial accommodation includes a 26' reception hall and a fabulous 45' x 25' living/dining room, ideal for entertaining - while daily life takes place in a luxurious kitchen/breakfast room comfortably sitting 6, and offering quartz worktops, a central island and Gaggenau & Miele appliances including 2 fridges and 2 dishwashers. There is a separate utility room, a home office with bespoke fitted cabinets and furniture and a guest cloakroom on the ground floor. Upstairs, the East wing features a master bedroom suite with a vaulted ceiling and benefits from a his & hers, en-suite bathroom and shower room and a dressing room/bedroom five. The West wing has a nook/reading area with built-in book shelves, three further double bedrooms (two en-suite) and a family bathroom. There is a loft for additional storage. Outside, the combination of a private road, private patio, private drive and garden makes Orchard House a safe environment. The front of the house offers a private driveway for several cars and leads to a 44' Grade II Listed Barn which has been substantially upgraded in the last 18 months. It provides additional secure parking for up to 5 cars with automatic doors, a workshop and a restroom. The 240' rear garden is well secluded and enclosed, with a patio, main lawn and mature tree and shrub inlays and borders. David Charles would be delighted to show you this unique house on an exclusive basis.

**020 8866 0222**











































### **COUNCIL TAX**

London Borough of Harrow - Band H - £4,791.72

### **LOCAL SCHOOLS**

St John Fisher Catholic Primary School - 0.63 Miles

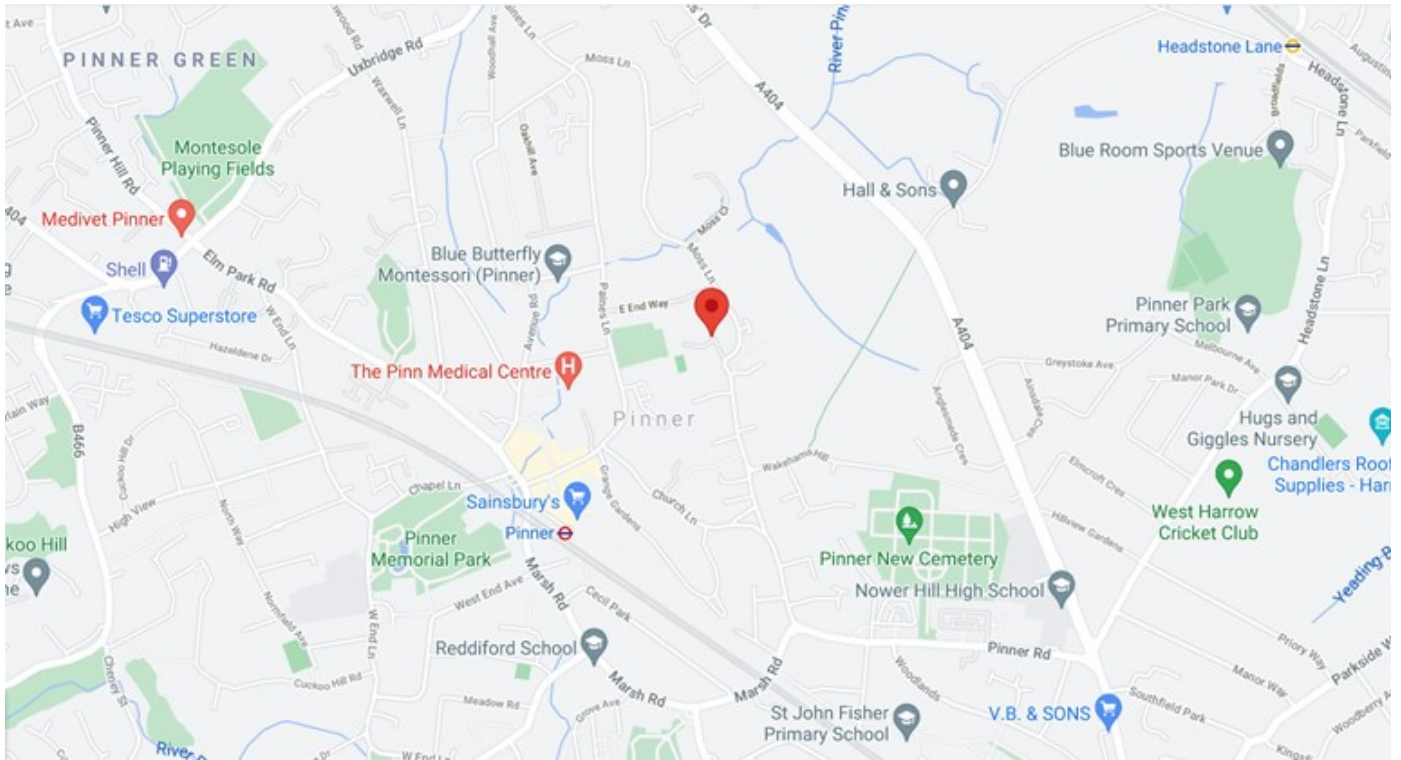
West Lodge Primary School - 0.64 Miles


Nower Hill High School - 0.59 Miles

### **LOCAL TRANSPORT**

Pinner Tube Station (Metropolitan Line) - 0.6 Miles





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



# Orchard House

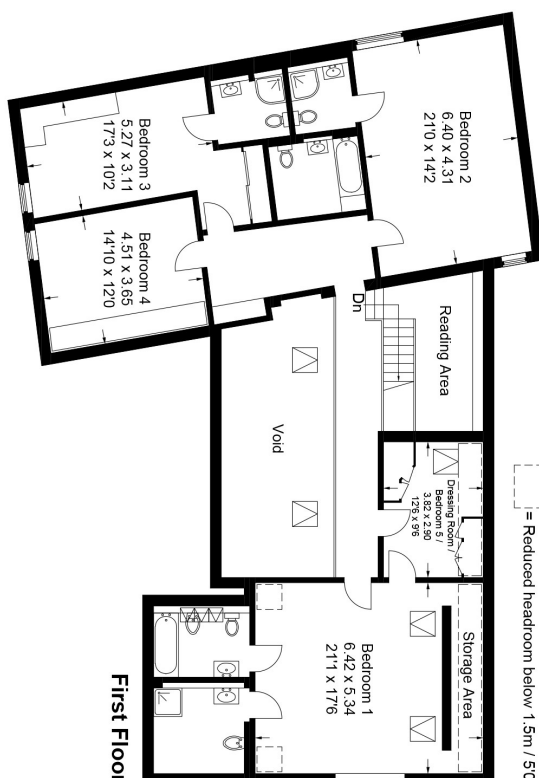
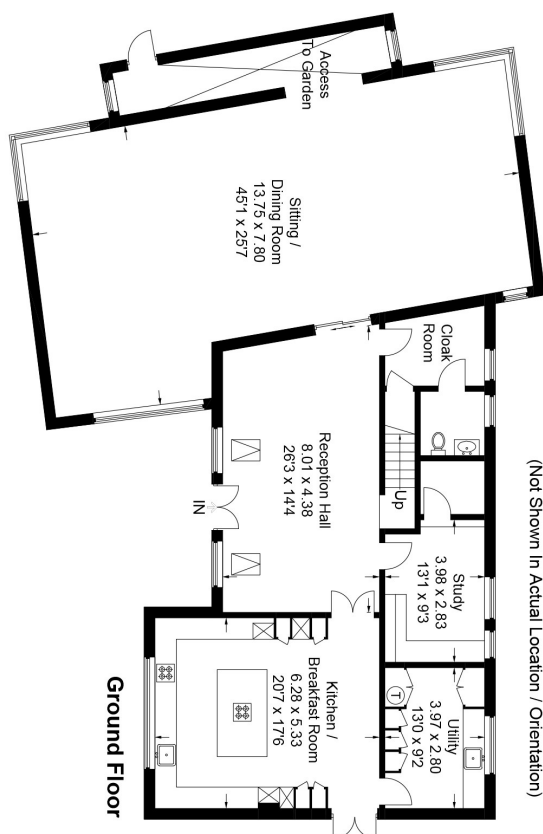
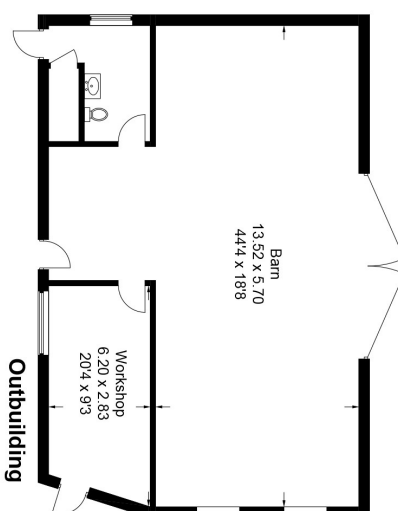
Approximate Gross Internal Area

Ground Floor = 219.7 sq m / 2,365 sq ft

First Floor (Excluding Void) = 167.0 sq m / 1,797 sq ft

Outbuilding = 117.6 sq m / 1,266 sq ft

Total = 504.3 sq m / 5,428 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*