



**A SUBSTANTIAL 5 BEDROOM, 4 BATHROOM DETACHED RESIDENCE IN PINNER**

Paines Lane, Pinner Village, HA5 3BL

**ROBSONS**



## A SUBSTANTIAL 5 BEDROOM, 4 BATHROOM DETACHED RESIDENCE IN PINNER

Paines Lane, Pinner Village, HA5 3BL

**5,137 SQ. FT • LARGE REAR GARDEN (1/2 AN ACRE) • FIVE DOUBLE BEDROOMS • FOUR LUXURY BATH/SHOWER ROOMS • BESPOKE CUSTOM-MADE FEATURES THROUGHOUT • UNDERFLOOR HEATING • LARGE SUMMER HOUSE • CUSTOM BUILT WINE CAVE • GATED FRONTAGE / OFF-STREET PARKING • LARGE INTEGRAL GARAGE**

### Description

A phenomenal five-bedroom detached residence, featuring one of the largest gardens in central Pinner, with a custom-built wine cave, a cinema room and a large summer house. Providing a total of 5,137 sq. ft, the property was completely remodelled in 2017 to create a unique yet versatile home that the growing family can enjoy. Throughout the property there are custom architraves, arches and inglenooks of limestone and washed oak, with custom-made doors and a triple-height window that floods the house with natural light. The ground floor provides ample space for families and entertaining with two/three reception rooms, and an impressive kitchen featuring x2 Gaggenau ovens, x2 Siemens dishwashers, Insinkerator food disposal, a Granite Island with built-in Gaggenau Gas Cooktop and a Franke double stainless-steel sink. In addition, there is a pantry, a laundry room, a bespoke office with access to the wine cave, and an integral double garage. There are also two modern guest cloakrooms, with one boasting a shower.























A bespoke limestone staircase leads to the first floor where there is a generous lounge area and access to five well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes as well as a walk-in wardrobe, and a luxury en-suite complete with 'his and hers' wash basins, a bath tub and a shower cubicle. A second bedroom also benefits from an en-suite bathroom, with a family shower room also available, with a large raindrop shower. The family cinema room and two dressing rooms are located on the 2nd floor. The stunning rear garden is beautifully maintained with a manicured lawn and a large patio area, with the added benefit of a summer house to the rear. To the front of the property there is a gated driveway allowing off-street parking.

### Location

Paines Lane is just moments from Pinner's amenities, with Hatch End high street also close by, both of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with Hatch End Station providing connections to London Euston via the Overground. Local bus routes are also easily accessible. The area is well served by primary and secondary schooling with Pinner Wood School, Grimsdyke School and West Lodge Primary School all within close proximity.

### Additional Information

Local Authority: London Borough of Harrow  
Council Tax: Band H  
Energy Efficiency Rating: C





Approximate Gross Internal Area  
 Ground Floor = 205.4 sq m / 2,211 sq ft  
 First Floor = 185.0 sq m / 1,991 sq ft  
 Second Floors = 30.6 sq m / 329 sq ft  
 Cellar = 6.7 sq m / 72 sq ft  
 Summer House = 49.6 sq m / 534 sq ft  
 Total = 477.3 sq m / 5,137 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing



1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.