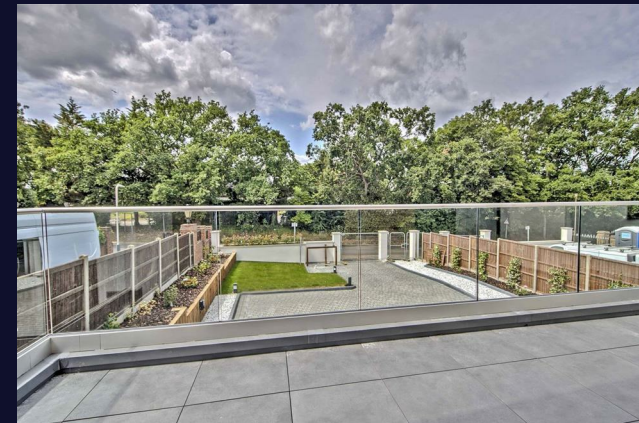


# Vine Lane

North Hillingdon • Middlesex • UB10 0BA  
Guide Price: £1,750,000



coopers  
est 1986



# Vine Lane

North Hillingdon • Middlesex • UB10 0BA

A spectacular five bedroom, new build, detached house that measures in excess of 3600 sq ft of living space that is situated on a generous plot, on one of North Hillingdon's most sought after road. The property is accessed via a central hallway with doors leading to a 26ft living room, 10ft study, ground floor shower room, utility room and 33ft kitchen/dining/family room with bi-fold doors leading onto the rear garden. To the first floor there is a 19ft bedroom suite with dressing room, ensuite shower room and balcony overlooking the rear garden. There is a further double bedroom with ensuite shower room along with two further double bedroom, family bathroom and balcony overlooking the front of the property. To the second floor is the 20ft master suite that benefits from a large ensuite bathroom and dressing room. Outside there is off street parking and generous rear with a 31ft garden studio and 11ft garden office.

Five double bedroom detached house

New build

Sought after road in North Hillingdon

26ft living room

33ft x 24ft kitchen / family room

Five bath/shower rooms

Balconies to front and rear

Generous east facing rear garden

Off street parking for multiple cars

31ft garden studio

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

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### **Outside**

The front of the property has been block paved creating off street parking for multiple vehicles. To the rear is a generous east facing garden that benefits from a large patio area with steps leading up to the lawned garden. To the rear of the garden is a 31ft garden studio with an adjoining 11ft garden office.

### **Location**

Vine Lane is a much sought after, tree lined, residential road in Hillingdon Village offering easy access to local shops, sought after schools including Bishopshalt and Swakeleys School for Girls and numerous recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.





### Schools:

ACS School 0.2 miles  
Bishopshalt School 0.4 miles  
St Bernadette Catholic Primary School 0.5 miles



### Train:

Uxbridge Station 0.9 miles  
Hillingdon Station 1.1 miles  
Ickenham Station 1.7 miles



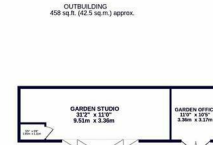
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)

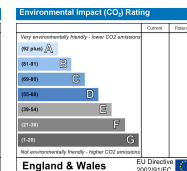
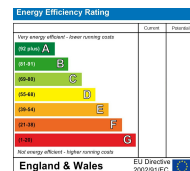


**TOTAL FLOOR AREA : 4101 sq.ft. (381.0 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Notice:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.