

# Perryfield

Hillingdon • Middlesex • UB10 0LF  
Offers In Excess Of: £1,500,000



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est 1986

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A unique grade two listed home that was built in the 17th century and was once occupied by Sir William Perry that offers an abundance of period features that include high ceilings, feature fireplaces, stained glass windows and stone flooring. The property measures in excess of offers 4500 sq ft and offers flexible accommodation which could potentially be utilized for alternative uses other than a family home, subject to the usual planning consents. The property is currently set up with three reception rooms, six bedrooms and four bathrooms along with a 23ft barn. Outside there are front, side and rear gardens accessed via double gates which also provides ample parking.

Six bedroom house

4500 sq ft

Three reception rooms

Four bathrooms

Incorporated barn

Convenient location

17th Century

Variety of period features

Ample parking

Generous gardens

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 benefits from a central pathway with a variety of shrubs and bushes to the borders while to the side there are double gates that lead in to a large area that provides off street parking for multiple vehicles. This area is currently open to the main gardens that are currently laid to lawn.

### Location

Uxbridge Road is a convenient road offering access to a number of local amenities including shops, bus/road links, Brunel University, Hillingdon Hospital, Hillingdon golf and cricket club, Stockley Park and a number of schools including Bishopshalt senior school and Hillingdon Primary. Uxbridge town centre with its variety of shops, bars, restaurants and Metropolitan/Piccadilly line train station is located just under a mile away while the A40/M40 and M4 are a short drive away offering access to Heathrow, London and the Home Counties.



### Schools:

Hillingdon Primary School 0.2 miles  
St Bernadette Catholic Primary School 0.6 miles  
Bishopshalt School 0.2 miles



### Train:

Uxbridge Station 1.4 miles  
Hillingdon Station 1.5 miles  
West Drayton Station 1.7 miles



### Car:

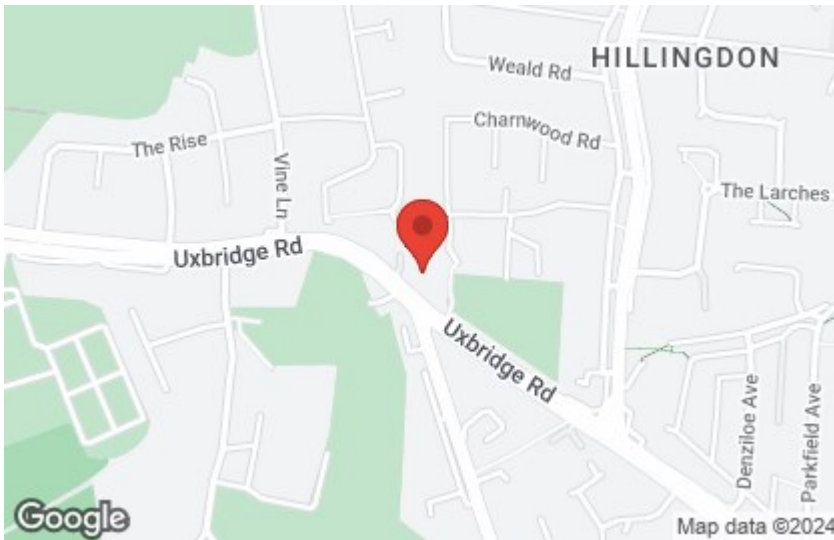
M4, A40, M25, M40



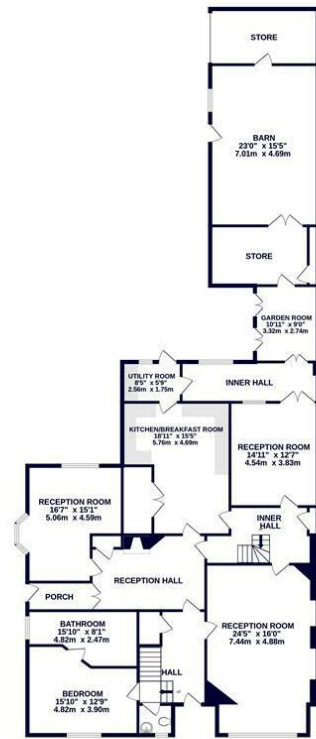
### Council Tax Band:

G

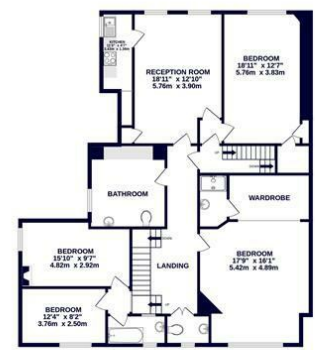
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
2653 sq.ft. (246.5 sq.m.) approx.



2ND FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
1568 sq.ft. (147.3 sq.m.) approx.



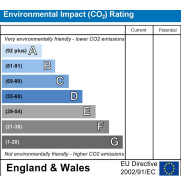
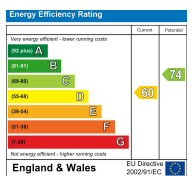
TOTAL FLOOR AREA : 4581 sq.ft. (425.6 sq.m.) approx.

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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01895 230 103  
109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.