



Orchard House Moss Lane
Pinner, HA5 3AW

£2,750,000



Orchard House Moss Lane

Pinner, HA5 3AW

Nestled in this tranquil and sought after private road in the heart of Pinner Village and set on a plot of nearly half an acre, this stunning double-fronted detached family home offers an exceptional living experience with spacious accommodation throughout circa 4162 sq ft and ample parking. The property has been built to an exceptionally high standard and has been further improved by the current owners.

Boasting five bedrooms and five well-appointed bathrooms, this home is designed to accommodate the needs of a modern family. The impressive 45' living/dining room serves as the heart of the home, providing a generous light filled space for entertaining and the welcoming 26' reception hall and well appointed 20'7 x 17'6 kitchen/breakfast room with a quality range of integrated appliances are 3 of the stand out features of this amazing property.

Each bedroom is thoughtfully designed to provide comfort and privacy, ensuring that every family member has their own personal retreat.

Outside the front offers private parking for several cars and leads to a 44' Grade II Listed Barn which has recently been upgraded. This provides additional secure parking, a storage area, a workshop and a cloakroom.

Located in the desirable Pinner Village, residents will benefit from a charming community atmosphere, with local shops, cafes, and parks just a stone's throw away. The area is well-connected,





making it easy to access nearby transport links for commuting to London and beyond.

Pinner Village is within half a mile, offering an excellent selection of boutique shops, restaurants, and the Met. Line train station.

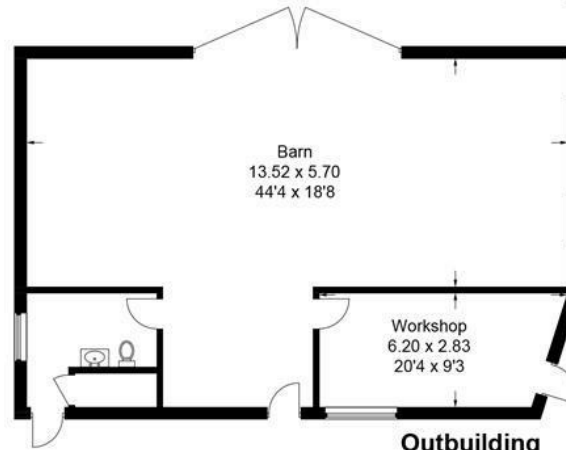


The area is renowned for its standard of education, with a number of good schools, both state and independent to include Merchant Taylors' School, Reddiford School & the world famous Harrow School.

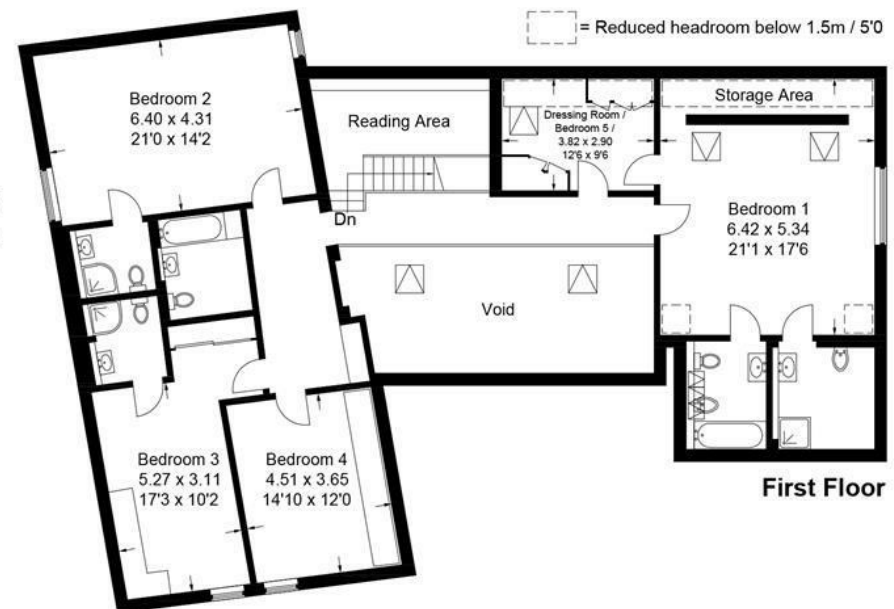
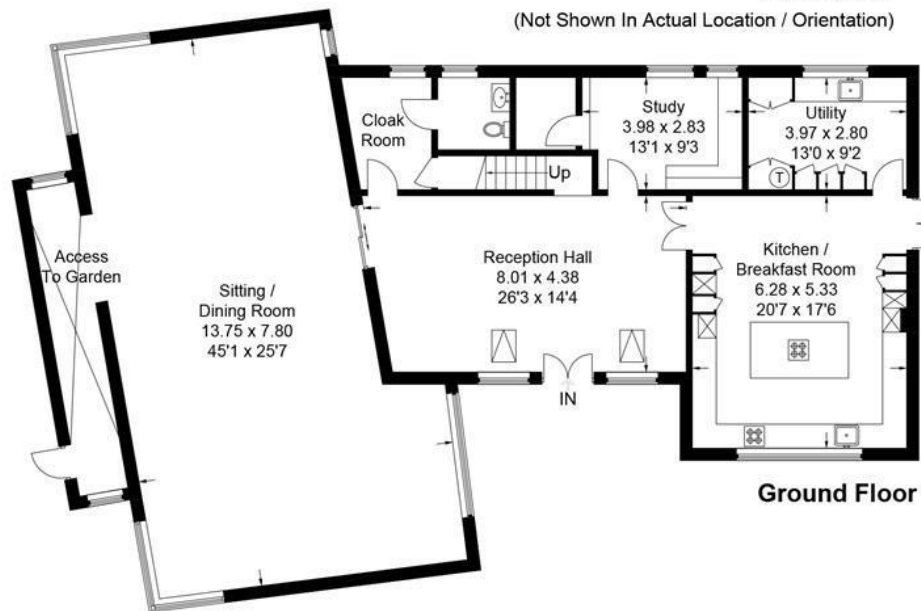


Orchard House

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



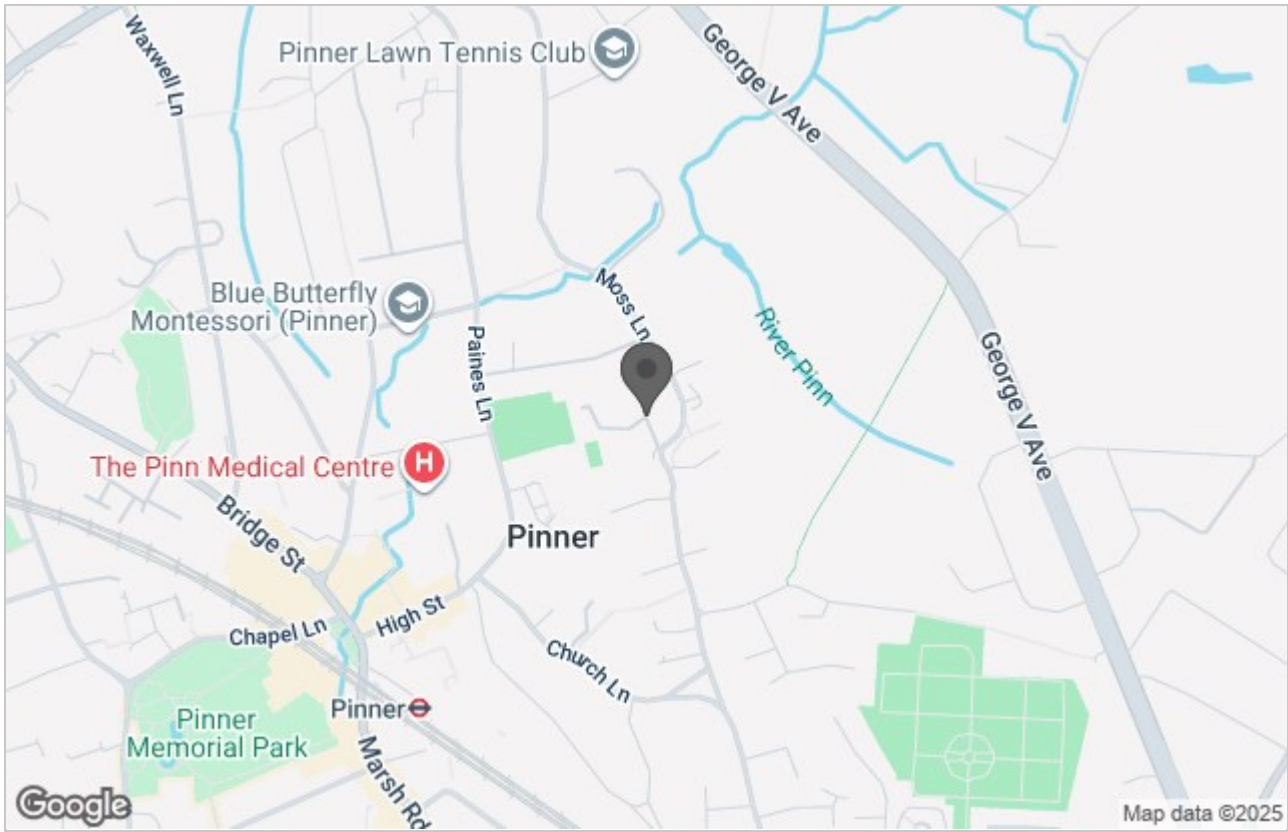
(Not Shown In Actual Location / Orientation)



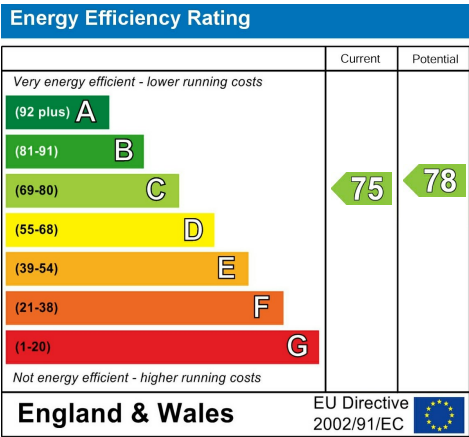
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Area Map



Energy Efficiency Graph



Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT
Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk