

AN EXCEPTIONAL 5 BEDROOM 5 BATHROOM FAMILY RESIDENCE OFFERING 5,131 SQ FT OF LUXURY ACCOMMODATION

Brackenhill Close, Woodside Walk, Northwood, Middlesex, HA6 3EW

ROBSONS

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Middlesex, HA6 3EW

TWO RECEPTION ROOMS • LUXURY KITCHEN/DINING ROOM BY SMALLBONE • UTILITY ROOM & GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE • FOUR FURTHER DOUBLE BEDROOMS ALL WITH EN-SUITES • SET WITHIN 0.67 ACREA OF STUNNING GROUNDS • DETACHED DOUBLE GARAGE • DRIVEWAY TO ACCOMMODATE MULTIPLE VEHICLES • GATED ENTRANCE & GATED DEVELOPMENT • PLANNING PERMISSION GRANTED REFERENCE: APP/P1940/D/24/3347588

Description

Bracken Hall is an impressive and substantial detached family home, offering an exceptional blend of elegance, space and contemporary luxury. Arranged over two floors, this magnificent residence provides approximately 5,131 sq ft of beautifully appointed accommodation, complemented by stunning private gardens, a double garage and extensive off-street parking for multiple vehicles.

The property is approached via a spacious entrance hall, which immediately sets the tone for the generous proportions and elegant interiors found throughout. The ground floor offers two substantial reception rooms, each featuring a fabulous feature fireplace and two sets of French doors opening directly onto a raised terrace, creating a wonderful connection between the indoor and outdoor living spaces while enjoying attractive views across the gardens. A large guest cloakroom is also conveniently positioned off the entrance hall.























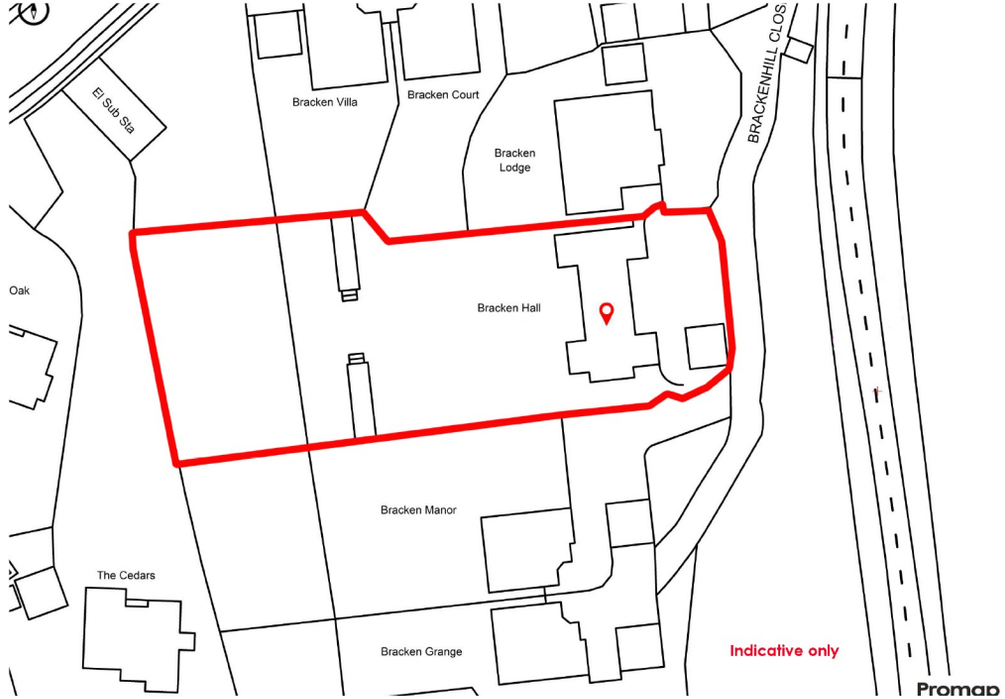











El Sub Sta
Bracken Villa
Bracken Court
Bracken Lodge
BRACKENHILL CLOS
Oak
Bracken Hall
Bracken Manor
The Cedars
Bracken Grange
Indicative only
Promap


JACUZZI
Patio
Swimming Pool
Orangery
Changing Room/ Shower
Plant Room
Breakfast Area
Sitting Room
Family Room
Dining Room
TV Room
Kitchen
Cloaks
Study
WC
Utility
Store









The heart of the home is undoubtedly the impressive kitchen/dining room, a wonderfully spacious and inviting setting featuring a beautiful ornate fireplace and French doors opening onto the garden. The room has been enhanced by a newly installed, luxurious bespoke kitchen by renowned kitchen company Smallbone, beautifully designed with an extensive range of bespoke fitted cabinetry and storage, complemented by high-specification integrated appliances, including a wine fridge. A substantial central island provides additional storage and generous preparation space, making this an ideal setting for both everyday family life and entertaining. A separate utility room is located just off the kitchen.

The first floor is equally impressive, with a spacious landing leading to the principal bedroom suite, complete with a dedicated dressing room and luxurious en-suite bathroom. There are four further generously proportioned bedrooms, all benefiting from their own beautifully appointed en-suite bathrooms, providing exceptional comfort and privacy for family and guests alike.

Externally, Bracken Hall enjoys generous and beautifully maintained private gardens, predominantly laid to lawn and bordered by mature trees, creating a wonderful sense of privacy and seclusion. A raised terrace provides the perfect setting for al fresco dining and outdoor entertaining, with direct access from the principal reception spaces and kitchen.

To the front, a substantial driveway provides ample off-street parking for multiple vehicles, in addition to a detached double garage.

Location

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax Band: H
Energy Efficiency Rating: B

For additional information, please refer to www.robsonsweb.com or call us on: 01923 285525.

Approximate Gross Internal Area
Ground Floor = 219.1 sq m / 2,358 sq ft
First Floor = 225.2 sq m / 2,424 sq ft
(Including Eaves Storage)
Garage = 32.4 sq m / 349 sq ft
Total = 476.7 sq m / 5,131 sq ft

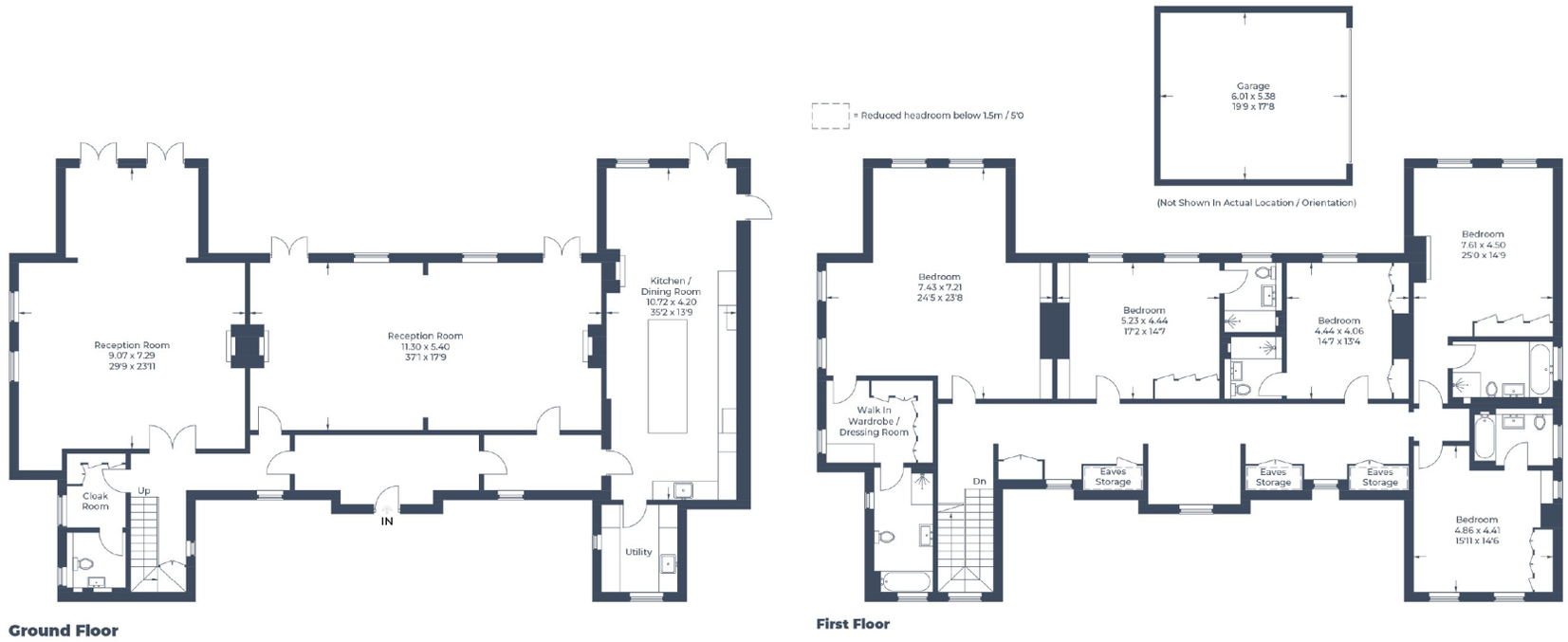


Illustration for identification purposes only,
measurements are approximate, not to scale.
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