

AN EXCITING OPPORTUNITY TO EXTEND AND REFURBISH A FIVE BEDROOM HOUSE WITH PLANNING PERMISSION APPROVED

Wolsey Road, Moor Park, Northwood, Middlesex, HA6 2EN

ROBSONS

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Description

A distinctive opportunity to create a truly impressive private residence in one of Moor Park's finest settings. The property occupies a generous, established plot with mature private gardens and benefits from full planning consent for a substantial programme of extension and refurbishment to the existing house.

The approved scheme will transform and enhance the current property, creating a sophisticated and spacious family home while retaining the character and presence of the existing residence. The design provides expansive open-plan living and entertaining spaces, five bedrooms, a dedicated study and a lower-ground floor incorporating a gym, cinema room and sauna. Generous reception areas have been carefully positioned to make the most of the wonderful views across the rear gardens.

With planning permission already secured, the new owners can proceed with confidence, avoiding the uncertainty and delays often associated with the planning process. The consent also provides considerable scope to select finishes, materials and interior specifications to reflect individual tastes and lifestyle requirements.

A rare opportunity to extend, refurbish and create a beautifully tailored home in one of Moor Park's most sought-after locations.

26/0374/FUL — Full Planning Application granted: Part single-storey and part two-storey rear extension with basement level; single-storey front extensions; loft conversion with rear dormer; storm porch; alterations to fenestration; replacement windows; and internal alterations.





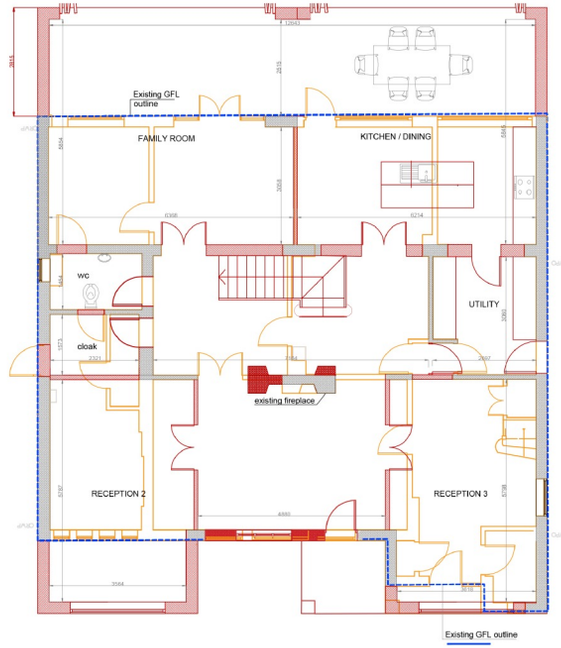




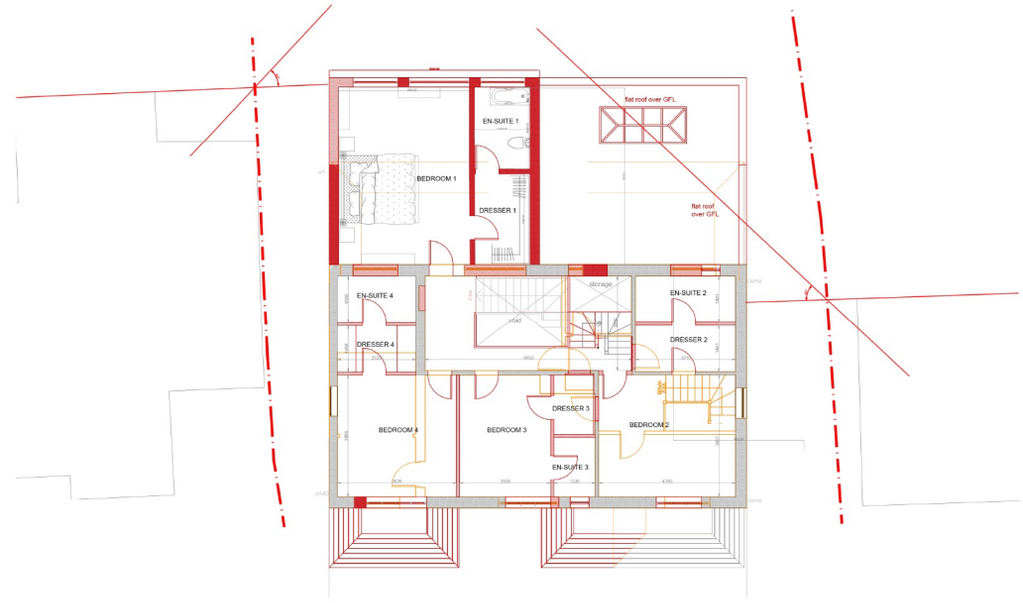
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



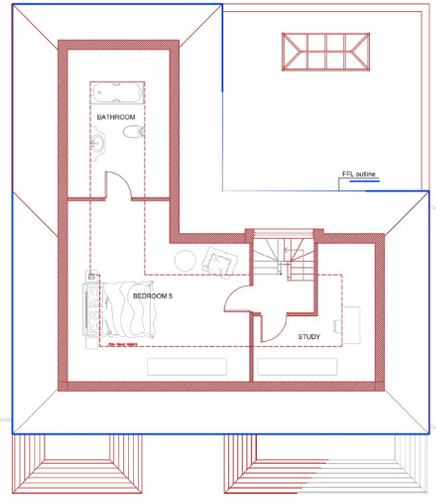
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN



ROOF PLAN



PROPOSED FRONT ELEVATION



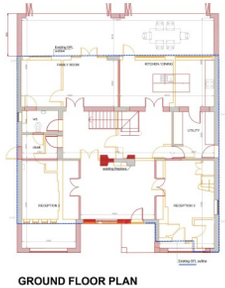
PROPOSED REAR ELEVATION



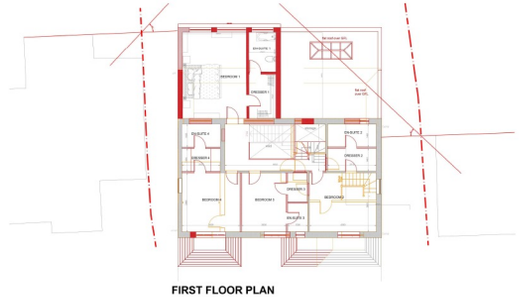
PROPOSED FLANK ELEVATION



PROPOSED FLANK ELEVATION



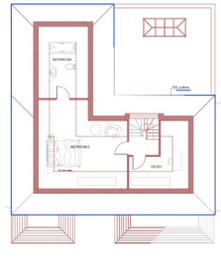
GROUND FLOOR PLAN



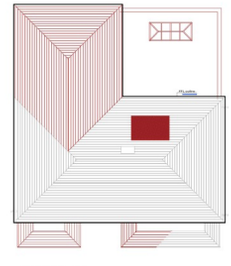
FIRST FLOOR PLAN



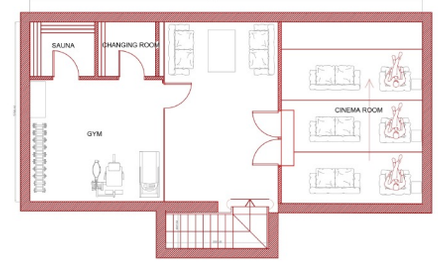
BASEMENT PLAN



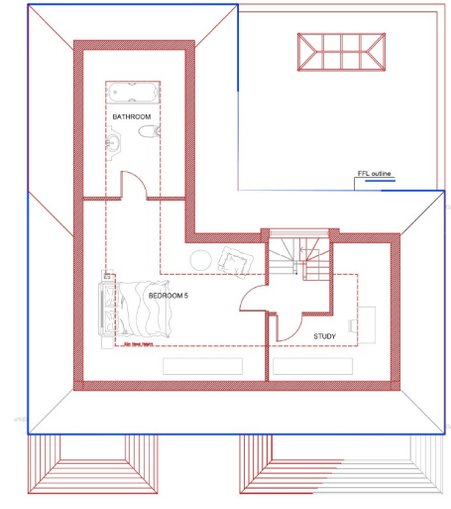
ROOF PLAN



ROOF PLAN



BASEMENT PLAN



ROOF PLAN



Located on the exclusive 294 acre Moor Park Private Gated Estate, the property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops and restaurants. The local area is well served for state and private schools, which includes Merchant Taylors' Prep and Senior Schools, which are both on the estate. Leisure facilities include; five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.

Please note the photograph displayed on this page (page 5) is a CGI, and not a current reflection of the property

Additional Information

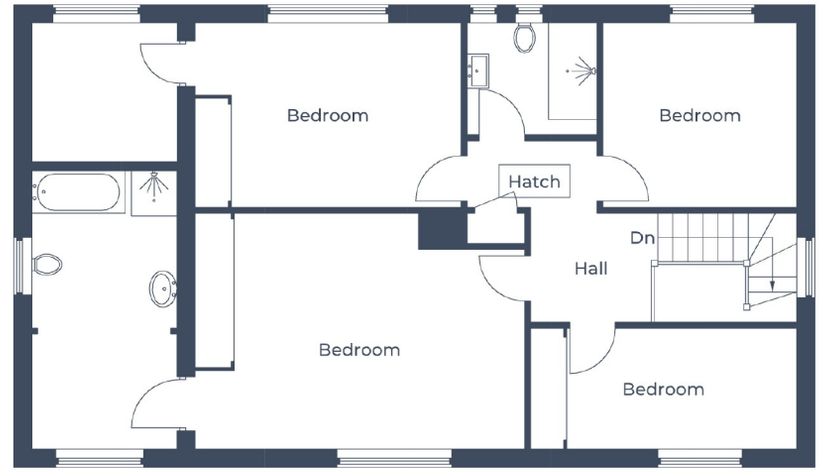
Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax Band: H
Energy Efficiency Rating: D

For additional information, please refer to www.robsonsweb.com or call us on: 01923 820622.

Approximate Gross Internal Area
Ground Floor = 137.5 sq m / 1,479 sq ft
First Floor = 90.5 sq m / 974 sq ft
Total = 228.0 sq m / 2,453 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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SCAN TO VISIT
OUR WEBSITE

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