

Old Orchard

HILLHOUSE AVENUE, STANMORE

M  VELI





Old Orchard is a remarkable six-bedroom detached residence, perfectly positioned within a quiet cul-de-sac in one of the area's most sought-after neighbourhoods.

Old Orchard is a remarkable six-bedroom detached residence, perfectly positioned within a quiet cul-de-sac in one of the area's most sought-after neighbourhoods. Beautifully appointed across three expansive levels, this exceptional home showcases a seamless blend of contemporary innovation, elegant architectural design, and premium craftsmanship.

Thoughtfully curated throughout, it offers an outstanding standard of luxury living, creating a distinctive home tailored for modern family life.

Highlights

- Quiet Cul-de-sac
- 6 Double Bedrooms
- 5 Bathrooms
- Driveway
- Landscaped Gardens
- 3,400 Sq Ft
- Summerhouse, greenhouse, garden shed, two ponds
- SensorsSonos-integrated ceiling speakers in five areas
- Freehold | Council Tax Band: G

Ground Floor

Entering through the impressive oak double-front door, you are welcomed into a bright and spacious galleried reception hall. Beautifully finished with a bespoke wrap-around oak staircase, which provides an impressive focal point as it rises to the first floor, this elegant entrance sets the tone for the quality and craftsmanship found throughout the home. The ground floor also offers space for the potential installation of a lift in without structural work in line with the 'Homes for living' government directive.

There are some stunning rooms on the ground floor, including the Living Room, which is extremely spacious, and the focal point is a substantial exposed brick chimney breast, which adds texture and character to the room. You have a full-height oak-framed glazed window and French doors that span the gardens and attract most of the natural light.

The open-plan kitchen and breakfast room are huge, a true chef's kitchen, with a large central polished black granite-topped island, bespoke Stoneham cabinetry and a dining space for eight and once again double doors leading to the outside entertainment and landscaped rear gardens. One of the current owner's favourite rooms is the first reception room which he uses to relax and read a book. You also have a small study nook underneath the stairs.







First Floor

The first floor of this spacious and stunning family home is accessed via a very impressive Oak landing and is made up of five bedrooms, with two ensuite bathrooms and a family bathroom. The principal bedroom is truly stunning wall to wall, you large separate dressing area and stunning views of the gardens. The large en suite benefits from including a shower room with 4-way valve for rainwater, douche, body jets and handheld shower hose. Also has a steam room facility within enclosure. Twin semi-recessed basins on Bauhaus vanities, WC, heated towel rail and bidet with concealed cisterns, and underfloor heating.

Bedroom 2 is another spacious bedroom with natural light pouring throughout. You have a built-in single wardrobe and ensuite shower room.

The first floor also provides three additional well-proportioned bedrooms, offering flexible accommodation for family members or guests. Two of the bedrooms are spacious front-facing doubles, one benefitting from a single wardrobe, shelving unit and a large front-facing window, while the other mirrors its generous proportions, making it equally suited as a guest room or children's bedroom.

These rooms are served by a spacious family bathroom, comprehensively fitted with a bath featuring a handheld shower, separate shower enclosure, bidet, WC, semi-recessed basin, Bauhaus vanity and wall unit, mirrored cabinet with motion-sensor lighting, and a heated towel rail. Completing the first-floor accommodation is a practical laundry room, equipped with a washing machine, condensing dryer, ironing station and drying racks, conveniently positioned off the landing.

Second Floor

The second floor has two extremely large bedroom/entertainment rooms with, Velux windows, integrated double wardrobes, extensive eaves storage, and ensuite shower room with vanity unit, WC and basin.





Outside

Old Orchard stands in a very private plot, which is barely overlooked, with stunning landscaped grounds and mature trees and hedging offering complete privacy and seclusion.

The landscaped gardens have been meticulously designed, with the rear garden offering a summerhouse, two ornamental ponds including a tranquil koi pond, a greenhouse, productive vegetable beds and a fully automated irrigation system.

The front approach is equally impressive, featuring granite block paving, manicured flowering borders, sculpted conifers and a striking mature olive tree. The property is further enhanced by CAT 6 cabling, zoned underfloor heating with individual manifolds, polished chrome ironmongery and excellent storage throughout.





Location

Stanmore is a vibrant suburb on the edge of northwest London and has grown to be on the top villages that has grown into a thriving suburban area while still retaining its charm & character. It's surrounded by historical & stunning homes with an incredible history, and can be considered as one of the top surrounding areas.

Transport

Ideally located for commuters, this exceptional home is within easy reach of local train stations, well-regarded primary and secondary schools, and a selection of prestigious golf courses. Offering an outstanding combination of space, quality, and craftsmanship, this beautifully finished, move-in-ready property presents a rare opportunity for discerning buyers.

The property is conveniently located for all of the local amenities of Stanmore, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee Line) underground stations, Bushey Station (London Overground) and the A41, M1 located nearby.

Important hubs for private aircraft are also located in good proximity with London Elstree Aerodrome and London Luton Airport, with large international airports such as Heathrow being 25 miles away.

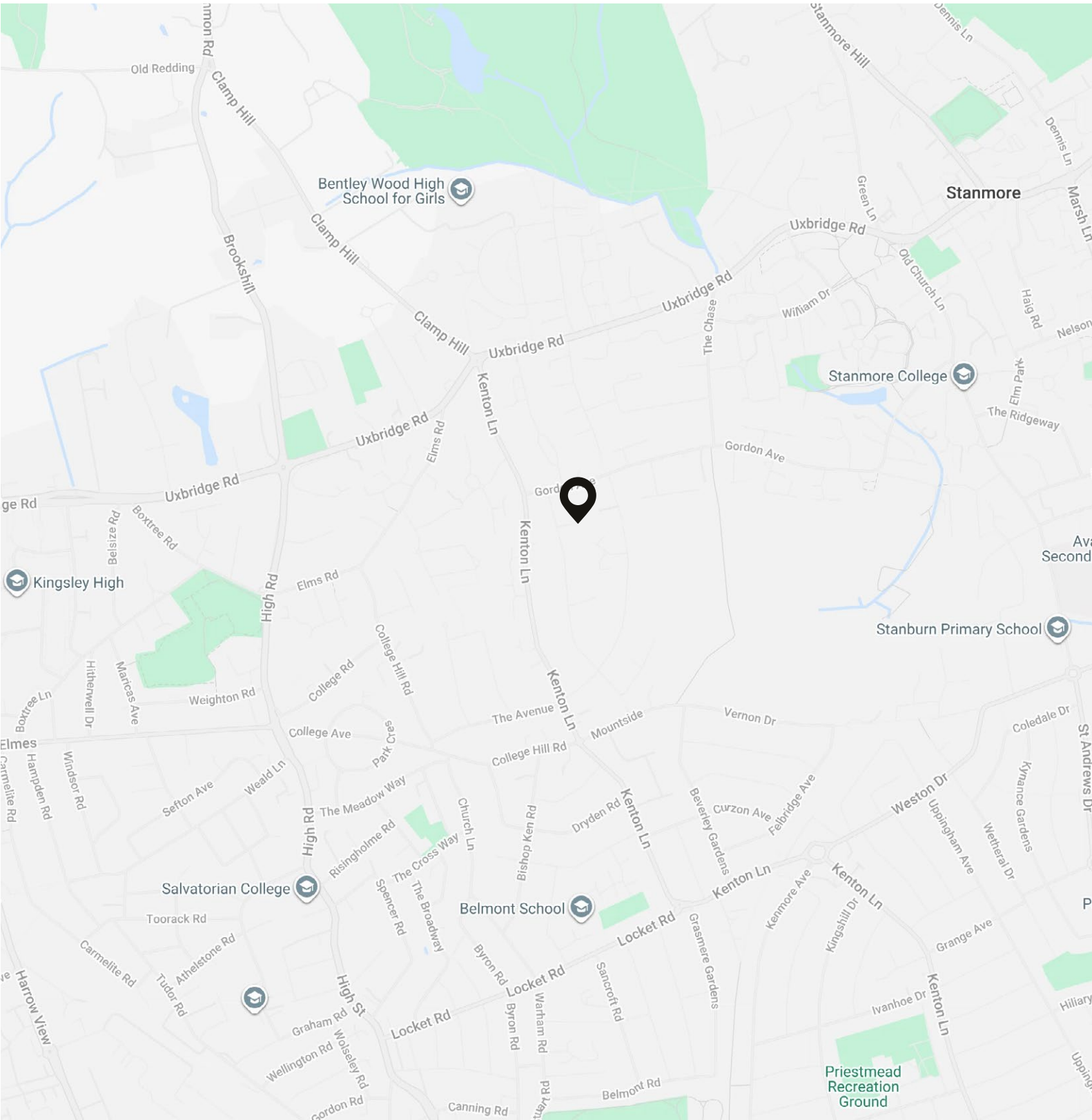
Local Schools: (Stanmore is also part of the Private School system)

- Harrow Boys School | 3.8 miles
- John Lyon School | 3.9 miles
- North London Collegiate | 1.9 miles
- Alpha Preparatory School | 2.4 miles

State Schools: Stanburn Primary School, Avanti House School (Primary and Secondary), and Bentley Wood High School.

Train stations:

- Stanmore Station | 5min drive
- Hatch End Station | 2.4 miles



Floor Plan

Approximate Gross Internal Area

x sq.m. / x sq.ft.



07438 891 232



pierreluxe@moveli.co.uk

MOV ELI