

Paines Lane | Pinner | HA5 3BT

FINE & COUNTRY





DESCRIPTION

A Home of Heritage, Character and Possibility in Pinner

Some homes are measured in square footage. Others are measured in the memories created within them. This remarkable period residence offers both.

Cherished by the same family for over 50 years, this distinguished detached home has witnessed generations of family life. Now, as the owners prepare to downsize while remaining in the area they love, an opportunity arises for another family to begin their own chapter.

Dating back to the 1800s, the property offers approximately 4,103 sq ft of accommodation across three floors, set within magnificent west facing grounds extending to approximately 0.74 acres. Its period character, generous proportions and established gardens create a sense of space and individuality that is increasingly difficult to find.

At the heart of the home is the open plan kitchen and family room, thoughtfully created for everyday living and entertaining. Featuring a characterful wood burning fireplace, this inviting space has become a natural gathering place for family life.

Beyond this, generous reception rooms provide flexibility for entertaining and relaxation. A separate study, garden room, games room and Jacuzzi and sauna area offer further versatility, while seven bedrooms include a principal suite with dressing room, en suite bathroom and private balcony overlooking the gardens.

The magnificent garden is undoubtedly one of the property's defining features. Lovingly nurtured over decades, its expansive lawns, mature planting and established apple and plum trees create a peaceful setting that changes beautifully with the seasons. An extraordinary oak tree, believed to be over 400 years old, provides a remarkable connection to the history of the grounds.

The west facing aspect brings afternoon and evening sunshine, creating an idyllic setting for summer gatherings, outdoor dining or simply enjoying the tranquillity of the surroundings.

Within easy reach of Pinner Village, its independent shops, cafés, restaurants and Metropolitan line connections, the property combines village charm with everyday convenience. The owners' decision to remain in Pinner after more than five decades speaks volumes about the area's enduring appeal.

Offering exceptional grounds, wonderful character and the opportunity to introduce a new family's own vision, this is a home ready for its next chapter. A home with a remarkable past, ready for a new generation to create its future.


























Pearl
ddrum







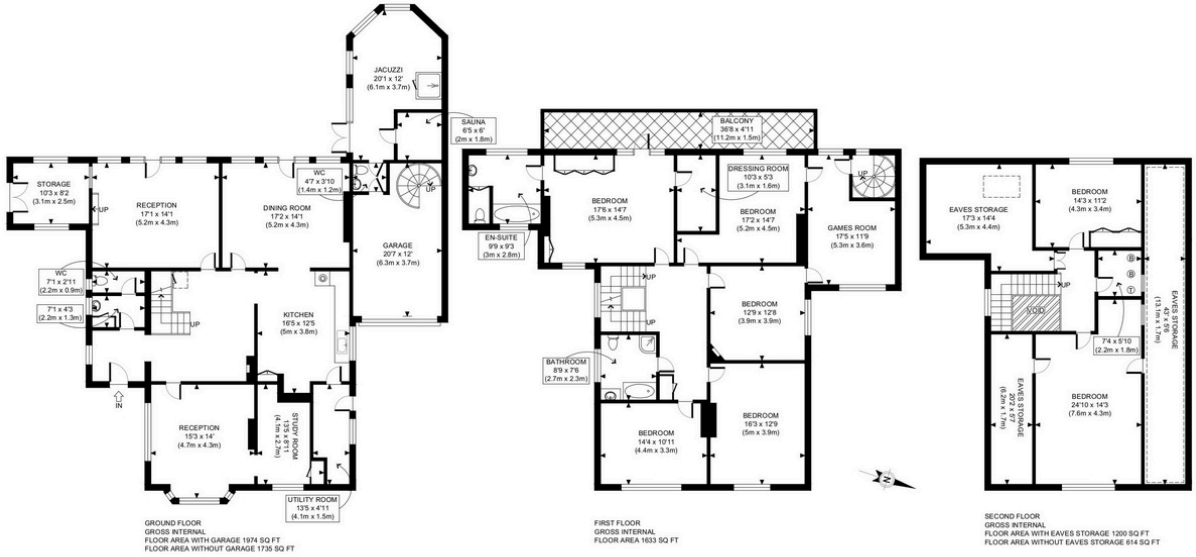


KEY FEATURES

- **Distinguished detached period residence dating to the 1800s**
- **Approximately 4,807 sq ft across three floors**
- **Exceptional 0.74 acre plot**
- **Cherished by the same family for over 50 years**
- **Seven bedrooms and versatile family accommodation**
- **Three generous reception rooms and separate study**
- **Principal suite with dressing room and private balcony**
- **Expansive mature gardens offering privacy and tranquillity**
- **Opportunity to personalise and enhance**
- **Prime Pinner Village setting with excellent local amenities**



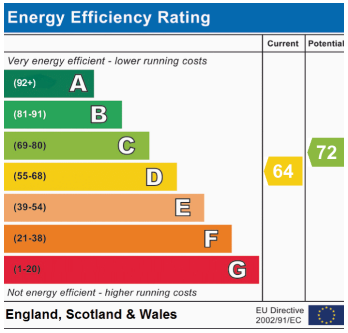




APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/GARAGE: 4807 SQ FT/ 447 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/GARAGE: 3982 SQ FT/ 370 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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The Property Ombudsman

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