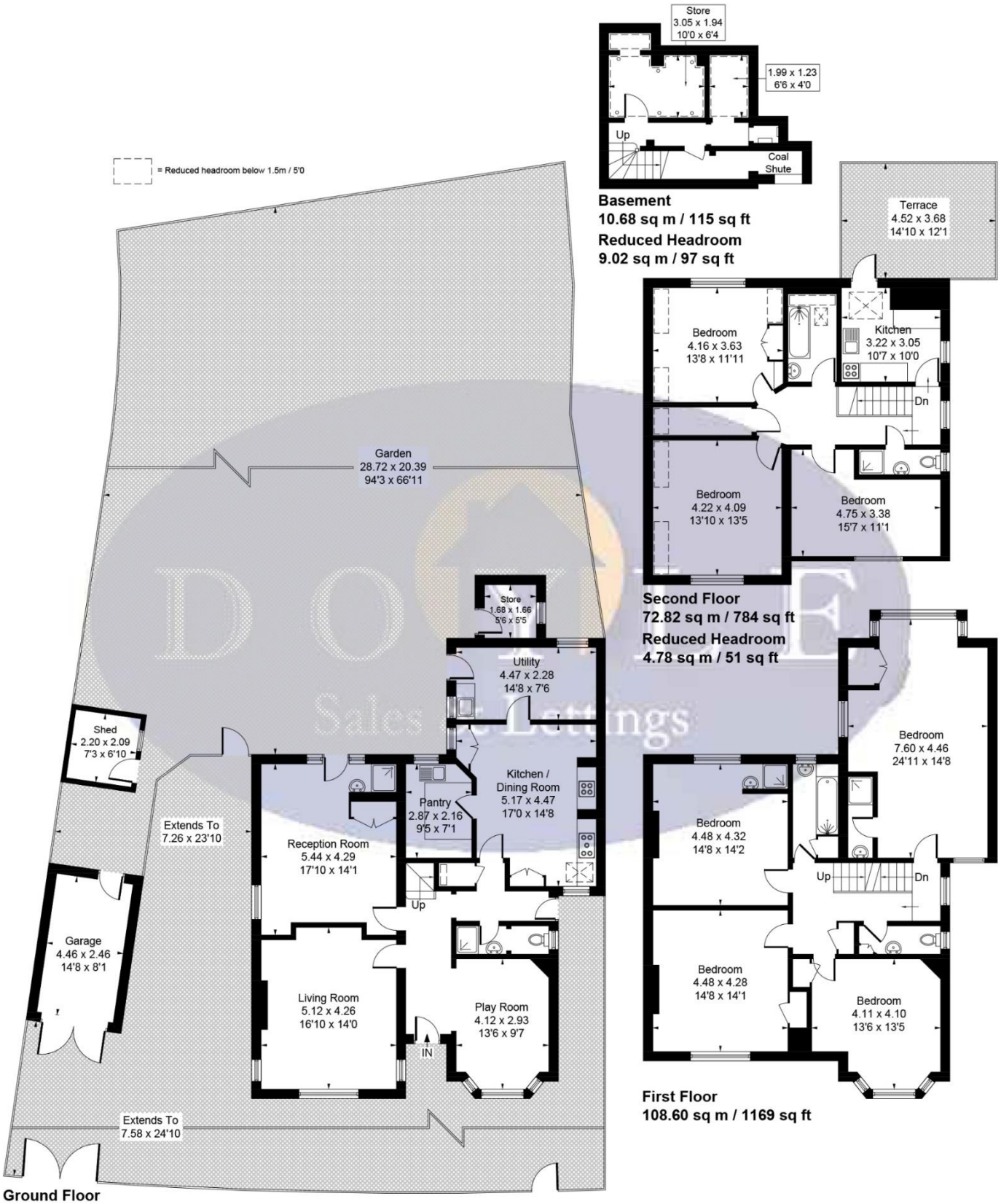
Guide Price £2,000,000
Church Road, Hanwell, W7

- 7 Double Bedrooms
- 8 Bathrooms
- 3 Reception Rooms
- Approx. 3,500 Sq Ft House
- Detached Period Home
- Re-submitted Planning
- Roof Terrace
- Approx. 9,500 Sq Ft Site
- Chain Free

A truly impressive and rarely available, chain free detached period home, offering exceptional space, versatility and future potential on one of Hanwells' most desirable roads. Extending to approximately 3,500 sq ft, the property provides seven double bedrooms, eight bathrooms and three reception rooms, making it an ideal opportunity for a large or multi-generational family. The ground floor offers a welcoming entrance, three versatile reception rooms, a shower room, generous kitchen/dining room with adjoining pantry and utility room. The reception spaces provide plenty of flexibility for formal entertaining, family living, a home office or playroom. Upstairs, the accommodation continues with seven well-proportioned bedrooms arranged over two floors, with each floor benefiting from multiple bathrooms. The upper level also enjoys access to a private roof terrace, adding a fantastic outdoor entertaining space. To the rear is a remarkably large side and rear garden offering huge scope for families, entertaining and further landscaping. There is also a detached garage, store and shed, providing excellent additional storage. With re-submitted planning and such a generous footprint and plot, this is an exciting opportunity for buyers looking for a substantial family home with considerable potential to further enhance and adapt.

Church Road, London, W7 3BJ

Approximate Gross Internal Area = 306.00 sq m / 3294 sq ft
Reduced Headroom = 13.80 sq m / 148 sq ft
Shed & Store = 7.59 sq m / 82 sq ft
Garage = 11.50 sq m / 124 sq ft
Total = 338.89 sq m / 3648 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Map

VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

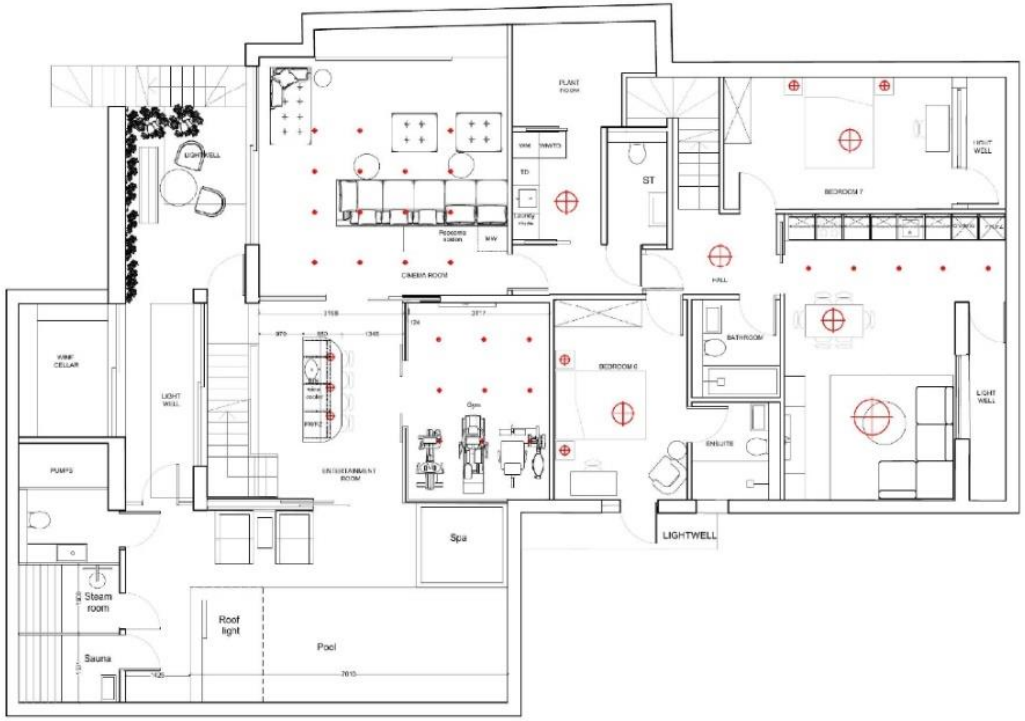
Paramount

LOWER GROUND FLOOR

ACCOMMODATION

Leisure, entertainment & guest accommodation

- Swimming pool & spa
- Cinema room
- Entertainment room & bar
- Gym
- Sauna & steam room
- Wine cellar / humidor
- Guest bedrooms 6 & 7
- Bathroom & ensuite
- Plant / utility
- Lightwells



SQUARE INCH LONDON

DEVELOPMENT · DESIGN · DELIVERY

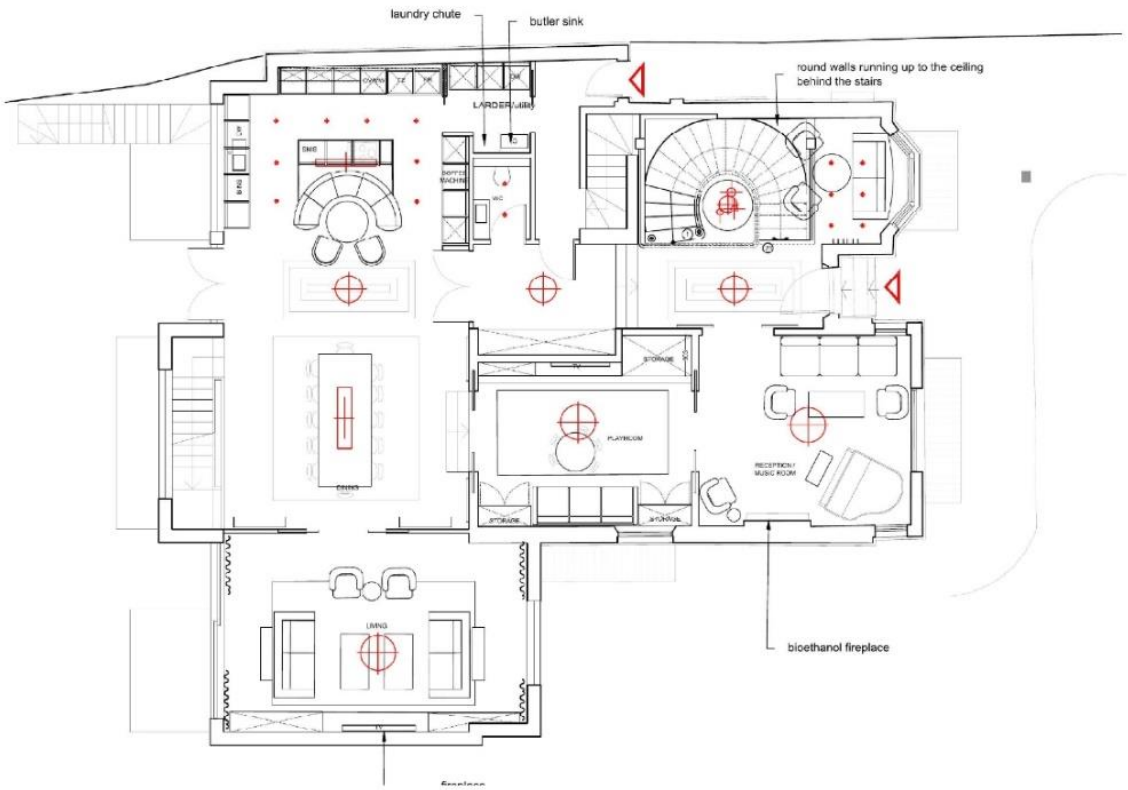
Plans for identification / marketing purposes only. Do not scale.

GROUND FLOOR

ACCOMMODATION

Principal living, entertaining & family spaces

- Entrance hall & feature staircase
- Kitchen with side extension
- Dining area
- Family living area
- Reception / music room
- Playroom
- Larder / utility
- Guest WC
- Garden / terrace access



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93 CHURCH ROAD · HANWELL · W7 3BJ

FIRST FLOOR

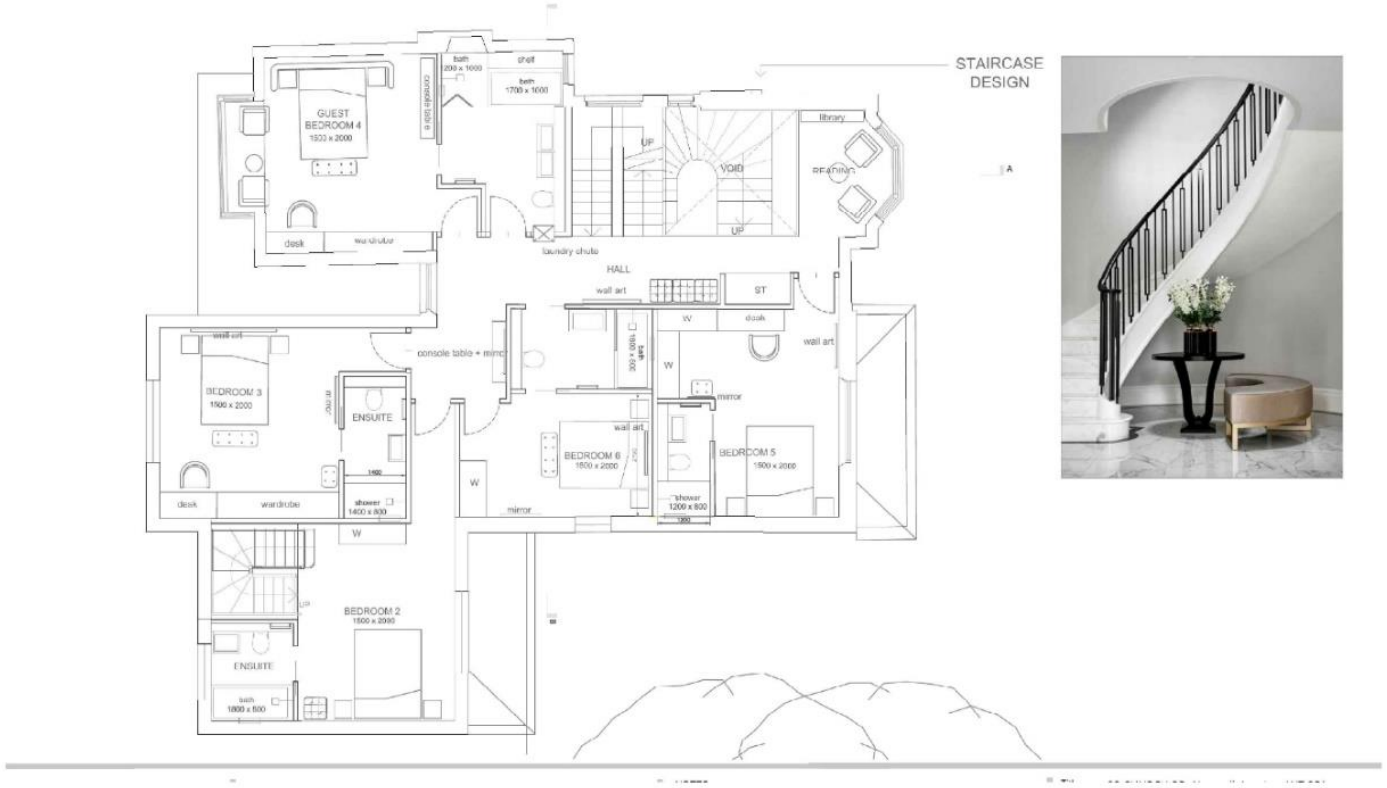
ACCOMMODATION

Bedroom suites & reading area

- Bedroom 2 with ensuite
- Bedroom 3 with ensuite
- Guest bedroom 4 with ensuite
- Bedroom 5 with ensuite
- Bedroom 6 with ensuite
- Reading area / library
- Central hall & feature staircase
- Fitted wardrobes / storage

SQUARE INCH LONDON

DEVELOPMENT · DESIGN · DELIVERY



STAIRCASE DESIGN

FIRST FLOOR

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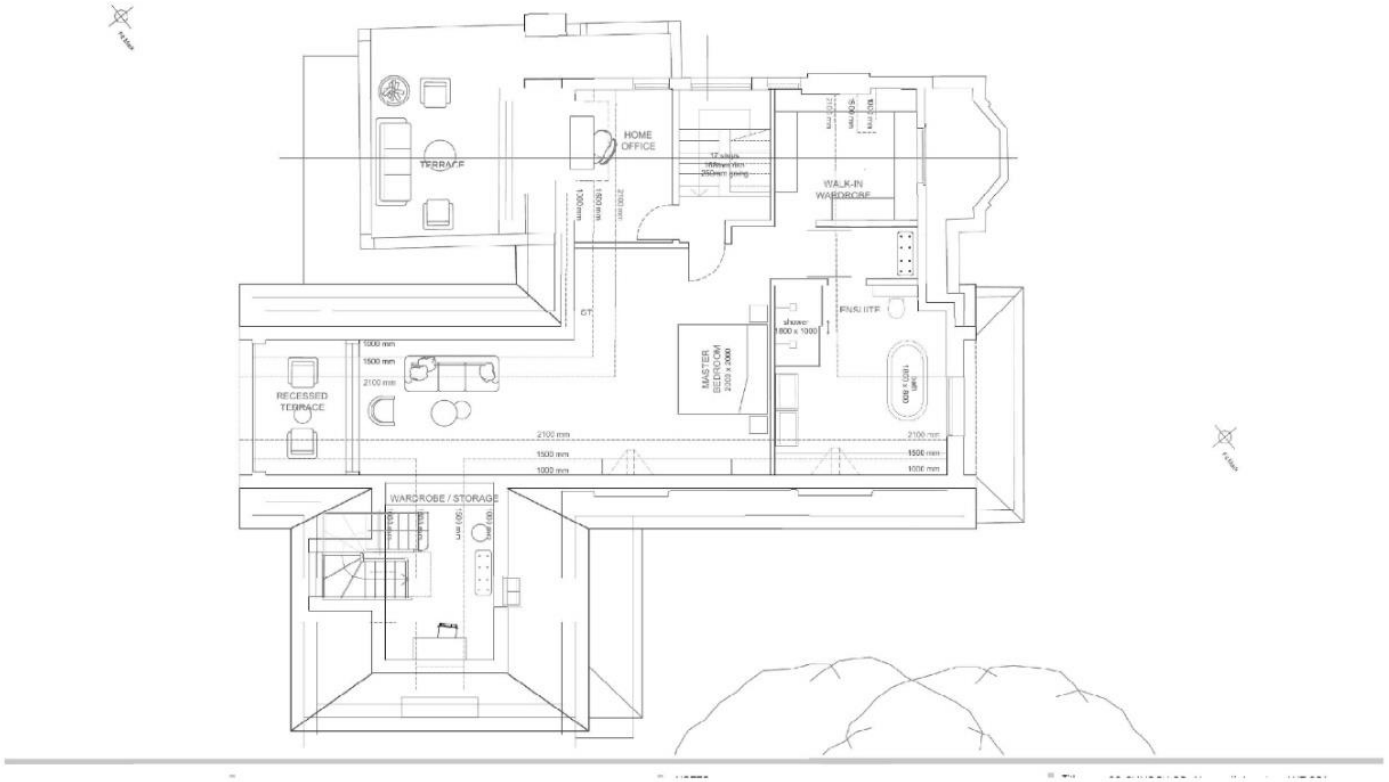
93 CHURCH ROAD · HANWELL · W7 3BJ

TOP FLOOR / MASTER SUITE

ACCOMMODATION

Private principal suite, study & terraces

- Master bedroom / lounge
- Master ensuite
- Walk-in wardrobe
- Home office
- Main terrace
- Recessed private terrace
- Wardrobe / storage
- Stair access



SQUARE INCH LONDON

DEVELOPMENT · DESIGN · DELIVERY

TOP FLOOR / MASTER SUITE

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The proposed plans would transform the property into an exceptional family residence arranged over four principal levels, extending to approximately 7,100 sq ft / 660 sq m. The scheme is designed around generous living and entertaining space, including a substantial open-plan kitchen and family room, multiple reception areas, seven bedroom suites including an impressive principal suite with private lounge, dressing room, home office and two terraces. A standout feature is the almost 2,000 sq ft lower-ground leisure level, designed to include a swimming pool, spa, cinema room, bar, gym, sauna, steam room and wine cellar, together with additional guest accommodation. Further proposed highlights include landscaped gardens, a garden room, garage, off-street parking, EV charging points and a target EPC A rating. Church Road, ideally positioned in Hanwell with convenient Elizabeth line connections, excellent primary and secondary schools, green areas such as Bunny Park, Hanwell Zoo, Brent Valley Golf Course, local shops and other amenities. This represents a rare opportunity to create an outstanding West London family home combining impressive scale, luxury accommodation and exceptional leisure facilities.
*CGI PHOTOS ARE OF THE PROPOSED SUBMITTED PLANS