

# DAVID CHARLES

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## MOSS LANE, PINNER, MIDDLESEX, HA5 3AW



**PRICE...£1,550,000...FREEHOLD**

For the past 42 years it has been the family home of an artist and a sculptor and hugely loved for its unique historic appearance, its grandiose position and country cottage charm...such descriptions truly belie its actual size and character featuring traditional white painted external walls, black timbers, clay tiled roof and leaded light windows. Tudor Cottage (2674 sq. ft/248.4 sq. m) is a delightful Grade II listed family house set on one of Pinner's premier lanes in a conservation area. It is only a short walk to Pinner Village centre offering a wide selection of shops, supermarkets, boutiques, cafes and a couple of pubs, not to mention the Metropolitan Underground station to London Baker Street (25 minutes), Central London the city and beyond. It is approached through a wide opening in the brick/flint boundary wall onto a gravelled driveway to the front of the house with ample parking. Surrounded by nearly a half-acre of superb south facing gardens laid to lawns with well planted shrubs and specimen trees landscaped to accept a double garage/studio/workshop, a carport and a summer house harmoniously. A large red front door leads to a generous sized interior comprising entrance hall, two ground floor living rooms, kitchen, utility and cloakroom. Above are four double bedrooms, dressing room, two bathrooms, ample storage and further third floor studio-office with loft spaces. Many delightful features include exposed timbers and beams and an open fire place.

**020 8866 0222**















## COUNCIL TAX

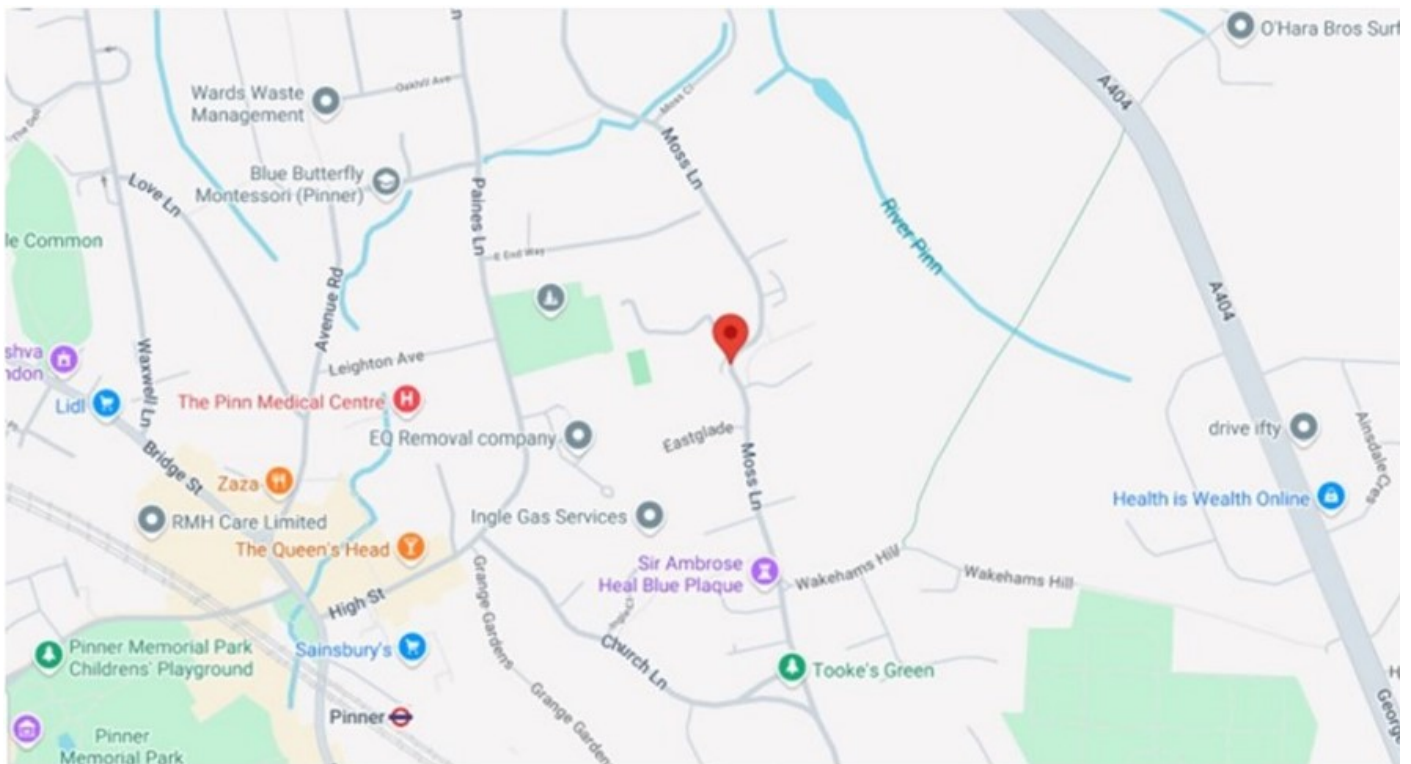
London Borough of Harrow - Band H - £5,022.14

## LOCAL SCHOOLS

Reddiford School - 0.4 Miles  
St John Fisher Catholic Primary School - 0.5 Miles  
West Lodge Primary School - 0.57 Miles  
Nower Hill High School - 0.59 Miles

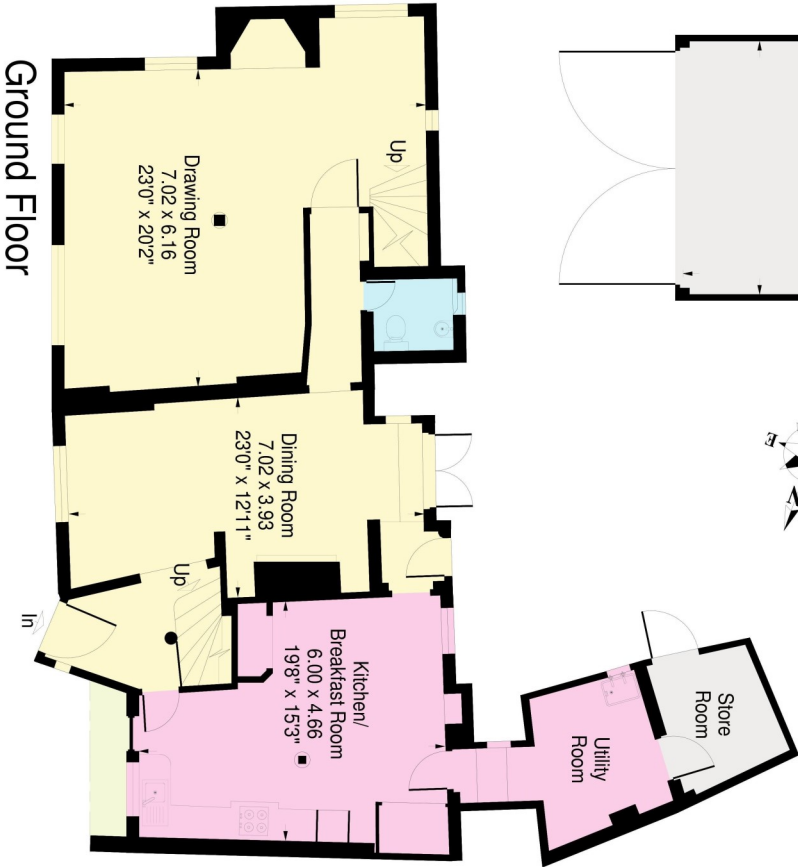
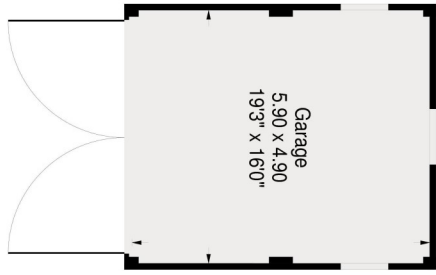
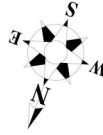
## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 Miles

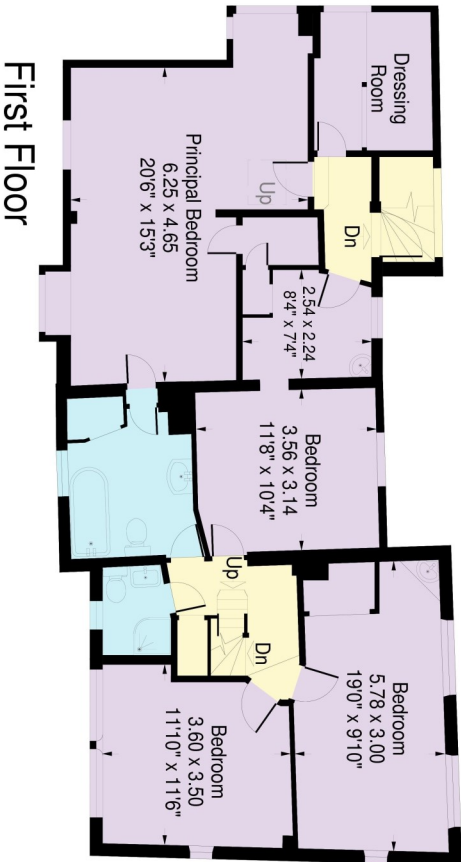
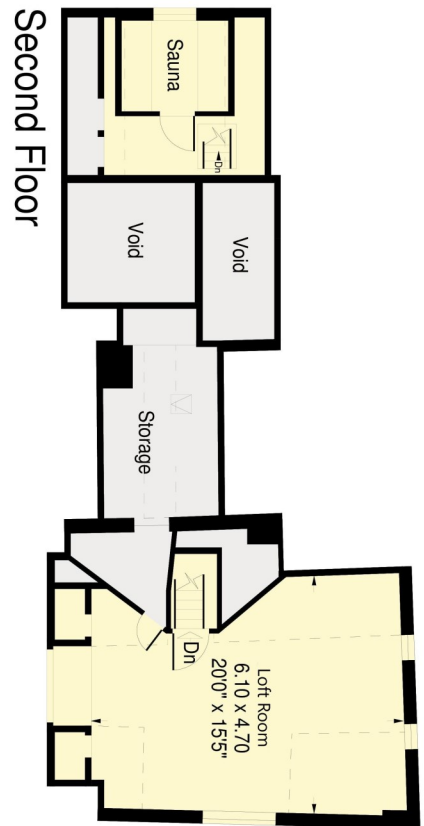


# Moss Lane, Pinner Village

Approximate Gross Internal Area:  
 House - 248.4 sq.m. / 2674 sq.ft.  
 (Not including garage or reduced height area  
 below 1.5m - 32.8 sq.m. / 353 sq.ft.)  
 Garage - 29.0 sq.m. / 312 sq.ft.  
 Total - 310.2 sq.m. / 3339 sq.ft.



APPROX. SCALE  
 0 1 2 3 4 5 10Ft  
 0 1 2 3M



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*