



**A BEAUTIFULLY PRESENTED DETACHED COTTAGE IN PINNER VILLAGE WITH  
PLANNING PERMISSION TO EXPAND THE PROPERTY TO OVER 3000 SQ.FT**

Church Lane, Pinner Village, Middlesex, HA5 3AA

**ROBSONS**



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**FOUR BEDROOMS • FAMILY BATHROOM •  
LIVING & DINING ROOM • KITCHEN /  
BREAKFAST ROOM • UTILITY ROOM & GUEST  
W.C. • LARGE PRIVATE LANDSCAPED GARDEN  
• GARDEN ROOM WITH PATIO • TWO  
STUDIO ROOMS AND TWO GARDENS SHEDS  
• GARAGE, DRIVEWAY AND OFF STREET  
PARKING • PLANNING PERMISSION GRANTED  
REF PL/0846/23**

### Description

Sandal Cottage is situated within the heart of Pinner Village, set on one of Pinner's most prestigious locations. Entering through the front door, Sandal Cottage opens into a welcoming entrance hall providing access to the principal ground floor accommodation. To the front of the property is a well-proportioned dining room, ideal for formal entertaining, while the generous kitchen/breakfast room offers ample space for everyday family living. Beyond, the spacious dual-aspect living room forms the heart of the home, filled with natural light and featuring French doors opening directly onto the garden, creating an excellent space for both relaxing and entertaining.







A utility room and ground floor cloakroom/WC add further practicality.

The first floor comprises four well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes. The remaining bedrooms are served by a family bathroom and separate shower facilities.

Externally, the property benefits from extensive gardens together with a versatile range of outbuildings including a garage, garden room, two studio rooms and storage sheds. A dedicated BBQ/bar area further enhances the outdoor entertaining space.

### Location

Considered to be one of Pinner's premier Lanes and falling within reach of the wide choice of facilities in the Village. and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links and the Metropolitan Line at Pinner tube station that provides a fast and frequent service into Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: E

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.





## Sandal Cottage

Approximate Gross Internal Area  
 Ground Floor = 72.8 sq m / 784 sq ft  
 First Floor = 69.4 sq m / 747 sq ft  
 Outbuildings = 62.1 sq m / 668 sq ft  
 Total = 204.3 sq m / 2,199 sq ft  
 (Excluding Garden BBQ / Bar)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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# ROBSONS

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