



LAKE SIDE ESTATE SURROUNDED BY IDYLIC COUNTRYSIDE AND LAKES

Park Lane, Harefield, Uxbridge, UB9 6HL



Park Lane, Harefield, UB9 6HL

TWO DETACHED PROPERTIES - ONE WITH 7 BEDROOMS & 7 BATHROOMS - ANOTHER WITH 4 BEDROOMS, 2 BATHROOMS & 3 RECEPTION ROOMS • 9,700 SQFT OF ACCOMMODATION • 6 ACRES (APPROX) OF GARDENS • ADDITIONAL OUTBUILDINGS • HUGE POTENTIAL • STUNNING VIEWS • MIXED USE PERMISSION

Unique opportunity to purchase this superb property comprising of two dwellings and outbuildings amounting to 9,700 sqft of accommodation/buildings set in approximately 6 acres of fabulous countryside and surrounded by lakes. This idyllic property is currently being used as a wellness retreat and canalside cafe, having mixed use permission.

The larger property has a spacious welcoming entrance hall, a substantial function hall (circa 1,200 sqft) with views of the gardens, a well equipped kitchen, two additional areas, an office, cafe and kitchens, together with a utility and guest cloakrooms.

To the first floor there is an impressive landing, five bedrooms, all with en-suites, together with a utility and an additional shower room. There are two further bedrooms and a bathroom on the second floor.





The second property has a spacious entrance hall, two reception rooms, dining room, kitchen, three ground floor bedrooms, shower room and a sauna, with an additional bedroom and en-suite bathroom on the first floor.

This unique and flexible estate has a tranquil setting with extensive grounds and gardens of approximately 6 acres, with bridges over the river running through it and surrounded by countryside and lakes, together with ample parking for owners and visitors.

Currently utilised as a wellness retreat with a large function room, various restaurant areas, impressive bedroom suites and stunning grounds. Viewing is highly recommended to appreciate all this superb property has to offer.

Harefield has the benefit of being adjacent to The Grand Union Canal and surrounding lakes and farmland bordering Buckinghamshire. There is a range of local schools and a thriving village centre. Public transport links to London are available from Moor Park, Northwood, Rickmansworth and West Ruislip.

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax:

Black Jacks Mill - Band E

Mill Cottage- Band F

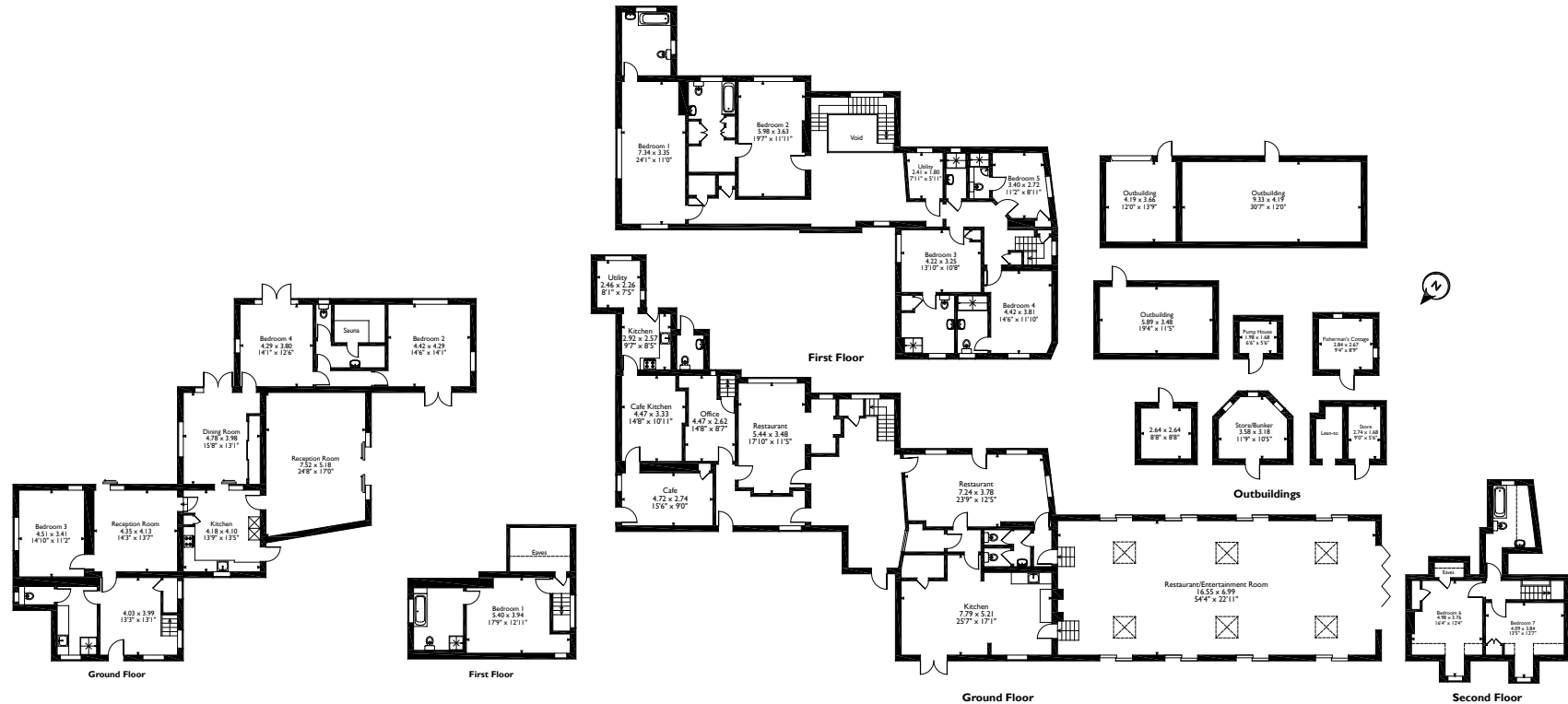
Energy Efficiency Ratings:

Black Jacks Mill - Band E

Mill Cottage- Band G



Park Lane, Harefield, Uxbridge
 Approximate Gross Internal Area
 Black Jacks Mill = 558 Sq M/6004 Sq Ft
 Mill Cottage = 237 Sq M/2552 Sq Ft
 Outbuildings = 106 Sq M/1153 Sq Ft
 Total = 901 Sq M/9709 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



130 High Street, Rickmansworth, Hertfordshire, WD3 1AB
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.