



Stunning Moor Park home with wraparound gardens

9 Sandy Lodge Lane, Moor Park, Northwood, Middlesex, HA6 2JA

Freehold





Stunning well stocked gardens • Popular Moor Park location • Bright and airy living accommodation • Off-street parking • Separate garage • Superb finish throughout • Approx. 0.2 miles to Moor Park Station

Local information

9 Sandy Lodge Lane is conveniently located for Moor Park shops, restaurants together with the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops, restaurants and transport facilities.

The local area is well served for state and private schools, which includes Merchant Taylors Senior & Junior Schools which are both on the estate.

Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres.

This property falls within the Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers Planning Department and also Moor Park (1958) Limited whose approval for alterations and extensions is also required under the covenants of the Estate.

About this property

A beautifully presented and sympathetically extended, bright and spacious period family home with large open living accommodation and a wraparound garden situated in an extremely secluded plot within a convenient Moor Park location.

The property is accessed via the front door that leads in turn the entrance hallway. All principal ground floor rooms are situated off the entrance hallway. To the front of the property is the separate family room. This room has a triple aspect and uninterrupted views onto the garden. There is a feature fireplace with wood burning stove and desk area on the far side providing excellent space for working from home. Engineered wooden floors and sand-blasted beams are also attractive features of this room. The sitting/dining room is a real bonus to this property. This room has been extended, engineered wooden flooring and has two sets of double doors onto the garden. Originally three separate large rooms the current owner has cleverly opened up and extended the ground floor accommodation to create an extremely bright, airy and spacious feel within the sitting/dining and entertainment areas. A large lantern skylight and a triple aspect assist in providing much natural light and views onto the garden. Furthermore there is a feature fireplace with stone surround and hearth. The kitchen/dining room is of great size with base and wall units in a light wood with contrasting darker work surfaces. Integrated appliances include a range cooker with gas hob and a dishwasher. Adjoining the kitchen is a useful utility room with sink and side door to the garden. The ground floor is complete with a guest WC.



To the first floor the bright and airy landing provides access to the bedrooms and family bathroom.

To the front is bedroom four, with extensive built in wardrobes and a feature fireplace. Bedroom two and three both have vaulted ceilings and built in wardrobes with bedroom two having the benefit of a contemporary en-suite shower room. Bedroom one is of great size with extensive built in wardrobes one of which provides entry to an en-suite bathroom. There is access from the en-suite to a built in cupboard that houses the boiler and the tank. The first floor is complete with a beautiful family bathroom with claw foot, roll top bathtub, washstand basin and WC. Attractive panelling provides a classical finish to the bathroom, typical of the period.

Externally, the driveway provides numerous off street parking spaces. A reinstated portecochere is a lovely feature of the property and thereafter leads to the separate garage with double doors and a vaulted ceiling.

The well-tended gardens are a superb feature of this property. They wraparound the house with high trees and hedges providing a significant amount of seclusion. There is a lawn area to the front and various block paved terrace areas situated around the garden bordering the house.

Tenure

Freehold

Viewing

Strictly by appointment with Savills



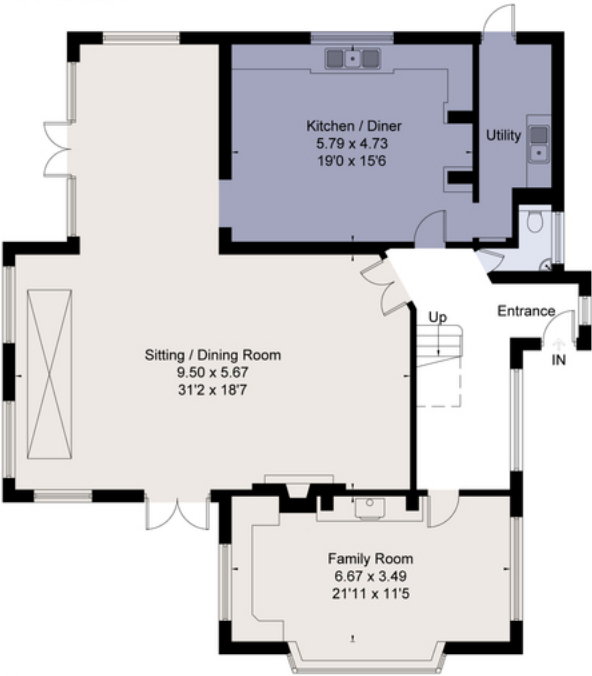




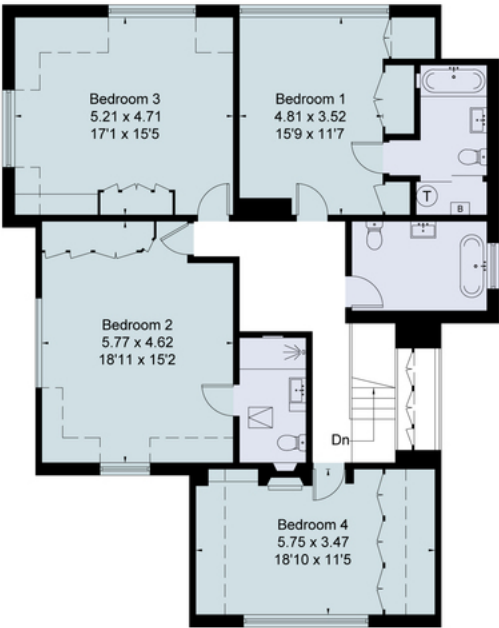
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Approximate Area = 285.8 sq m / 3076 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 299.4 sq m / 3222 sq ft
Including Limited Use Area (15.1 sq m / 162 sq ft)
For identification only. Not to scale.
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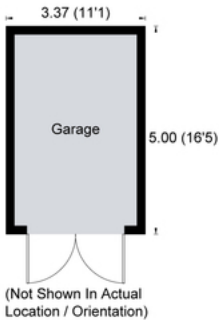


Ground Floor

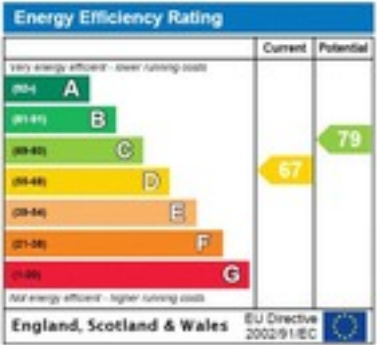


First Floor

Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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