



RECENTLY BUILT MODERN MANSION WITH IMPECCABLE ECO CREDENTIALS

THE PADDOCK, SANDY LANE,
NORTHWOOD, MIDDLESEX HA6 3HA

Price on Application Freehold





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Smallbone kitchen ♦ About two thirds of an acre ♦ Highly energy efficient design ♦ Savant home automation ♦ Underfloor heating ♦ Mechanical Ventilation and Heat Recovery ♦ First floor laundry room ♦ EPC rating = B

Situation

London is just 16 miles distant and is reached by rail from Northwood Metropolitan Line underground railway station (Baker Street 35 minutes). The M40 at Uxbridge (5 miles), Watford (4 miles), and Harrow (6 miles) are all accessible by road and offer multiple shopping centres. The M25 (junction 18 at Chorleywood) is only 6 miles away and provides fast access to the M1, M40 and M4 motorways and the airports at Heathrow, Gatwick, Luton and Stansted. Northwood provides a wide range of shops with multiple stores including Waitrose, Boots, Costa Coffee and Baskin Robbins. There is an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars.

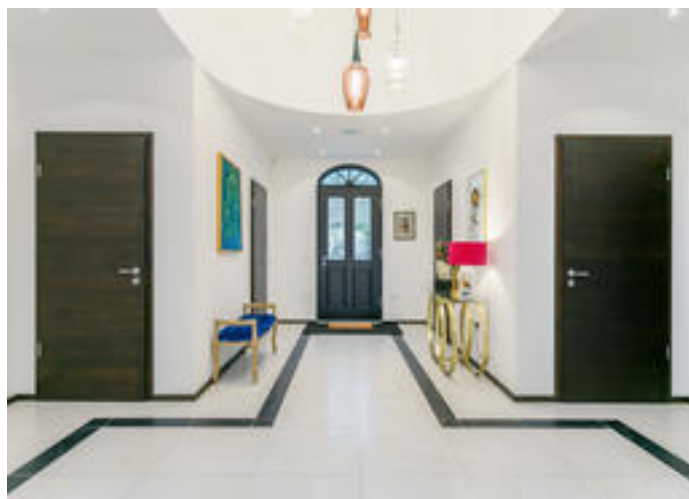
Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the David Lloyd Sports and Social Club.

Schooling in the area is excellent with a choice of state and private schools including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.

Description

Built in a modern classical style, The Paddock occupies a wide plot of about two thirds of an acre and is laid out over four floors. The rear of the house presents a more overtly modern facade with large amounts of glass opening to the south westerly facing garden providing bright rooms with excellent views.

Constructed by Bauftitz to a bespoke design, the property is built sustainably with the health of the occupants in mind and features organic insulation, allergy compliant construction, solvent free flooring and electro smog protection. Combining stylish well planned accommodation with highly energy efficient construction, The Paddock represents the very best of modern building techniques with underfloor heating throughout, both solar panels and photovoltaic cells and mechanical ventilation and heat recovery. As well as strong eco credentials, the house is also well set up for modern home automation with CAT 6 wiring, a Savant system that allows for remote



control of heating, lighting and audio visual functions, all from a phone or tablet.

Internally the tone for the house is set by the impressive reception hallway. White wall and textured marble flooring contrast with dark oak doors, skirting boards and door frames while the white and grey marble staircase has curved voids and metal bannisters and oak hand rail. Either side of the entrance door there is a guest cloakroom and cloaks cupboards in keeping with the symmetry of the exterior. There are two further large storage cupboards, one of which is located to allow a lift shaft if required with corresponding space set aside on both basement and first floor levels.

To the rear of the house there is a sitting/dining room with three sets of double doors to the rear terrace and offering fine views over the garden. The flooring is dark oak and there is a contemporary log burner set in a marble fireplace. The kitchen is fitted by Smallbone and has extensive cabinets in cream and grey with a large island. Appliances are by Miele and Gaggenau and feature both gas and ceramic hobs and a boiling water tap. There is also a utility/spice kitchen with further facilities to including an electric hob. To the front of the house there is a family/TV room and a study with bespoke furniture. From the study there is a separate vestibule with door to side allowing access without coming into the main section of the house.

On the first floor there are three bedroom suites set around an impressive galleried landing lit by the feature chandelier and natural light from a skylight in the crown roof. The master suite stretches the full width of the rear of the house and features two separate dressing rooms and double doors leading out to a large balcony. The en suite bathroom features stand-alone bath and wet shower cubicle. Bedrooms two and three both feature dressing rooms and en suite shower rooms. There is also a laundry room on the first floor. The top floor has two further bedrooms one with en suite shower room and one with both bath and shower.

The lower ground floor offers very practical accommodation with a large entertainment space suitable for family gatherings and parties, with a cinema room area and space for games room and bar area as required. There is a further gym and a sixth bedroom with en suite suitable for nanny home help. There is well planned plant room containing the heating and ventilation equipment as well as the AV centre.

The house occupies a plot of about two thirds of an acre with a road frontage of approximately 81 ft. There are electric gates to the driveway which has substantial space for car parking and leads to the detached double garage with attached store rooms and gardeners WC. The rear garden has a large patio area, part covered to the rear of the house and this leads in turn to a substantial area of lawn . There are CCTV cameras situated around the house and grounds.

Viewing:

Strictly by appointment with Savills





Approximate IPMS2 Floor Area = 714.2 sq m / 7688 sq ft (Excluding Void)

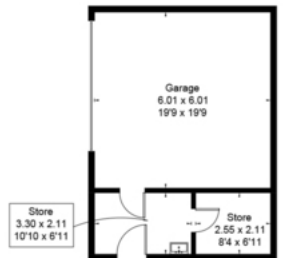
Garage = 48.7 sq m / 524 sq ft

Limited Use Area = 5.1 sq m / 55 sq ft

Total = 768 sq m / 8267 sq ft

For identification only. Not to scale.

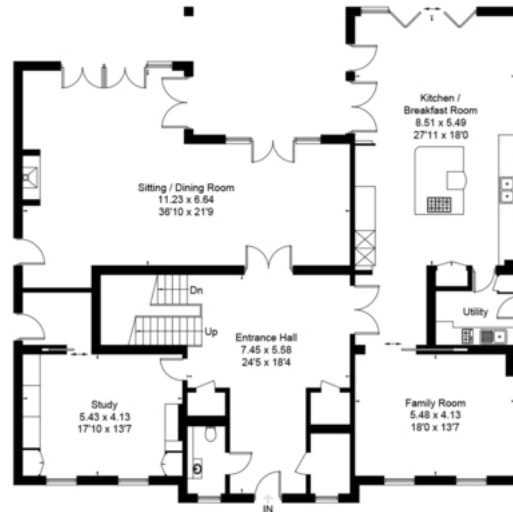
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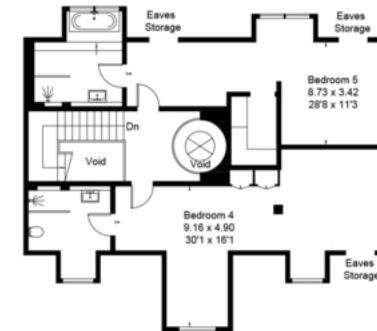
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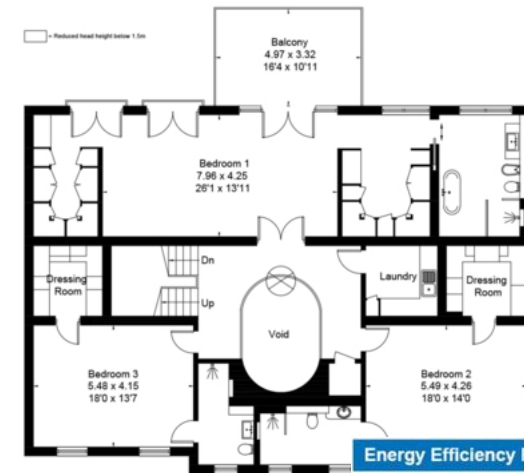
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)	91	91
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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