



One of the finest homes on this exclusive private estate.

Temple Trees, Park View Road, Pinner, Middlesex, HA5 3YF

Freehold

savills







Plot about 0.8 acre • Luxury kitchen/diner/family room  
• Large basement games room • Indoor swimming pool complex • Double garage • Stunning south facing gardens • Roof terrace

#### Local information

Pinner Hill is one of the most exclusive locations within the Pinner Hill Private Estate, which is a protected greenbelt and conservation area, comprising a number of individual detached homes set in mature grounds.

Pinner offers you peaceful retreat from the busier parts of London. Pinner's High Street is a picturesque place for a stroll with delightful mock-Tudor buildings, an extensive range of restaurants and lovely gift shops.

The schooling, both state and private, is well recommended and there are convenient links to Central London via the Metropolitan Line station (Baker Street 26 minutes approx). Central London is approximately 15 miles distant. Both the Intu shopping centre at Watford and St. Anne's shopping centre at Harrow are easily accessible.

#### About this property

Temple Trees is a tastefully appointed and substantially improved family house standing within superb landscaped gardens of about 0.8 acre. Within recent years the property has been the subject of a major renovation and improvement and now provides very spacious and well planned accommodation over four floors.

Features of this superb property include an entrance hall with feature staircase and access to the principal reception rooms, a

30ft drawing room with double aspect and lovely garden views to the south, a lovely 15ft dining room with access to the kitchen. The kitchen/diner/family room has been re-fitted with bespoke timeless Shaker style units, by 'Plain English Kitchens' and features deep picture window to the rear.

To the lower ground floor is a superb games room/home office with fitted high quality fitted furniture, wood burner, and separate access to the rear gardens. There is space for a full sized Snooker table.

There is a large 60ft leisure complex with an indoor heated swimming pool, changing rooms, sauna and shower room.

On the first floor the accommodation is redecorated, and bath/shower rooms tastefully re-fitted.

There is a particularly attractive 27ft master bedroom suite leading onto a large private terrace. There is an extensive range of fitted wardrobes within the dressing area and a luxury en suite. There are three further bedrooms all with en suites.

On the second floor there is bedroom five, bedroom six arranged as a bedsit/or possible staff accommodation and a tastefully re-fitted shower room.



The gardens are a stunning feature and slope gently to the south of the property. They are attractively landscaped and offer a high degree of privacy provided by mature hedgerows and trees.

There is also a detached brick built garage and workshop plus additional parking to the front.

Overall a truly exceptional and luxurious family home.

**Tenure**

Freehold

**Local Authority**

London Borough of Harrow

**Viewing**

Strictly by appointment with Savills









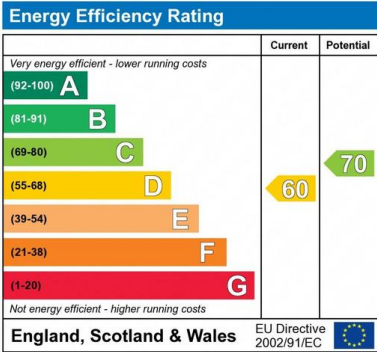
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Approximate Area = 681.6 sq m / 7337 sq ft (Including Pool / Excluding Void)  
Garage = 40.0 sq m / 430 sq ft  
Outbuilding = 18.4 sq m / 198 sq ft  
Total = 740 sq m / 7965 sq ft  
Including Limited Use Area (43.2 sq m / 465 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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