

PINNERWOOD HOUSE

WOODHALL ROAD, PINNER, MIDDLESEX HA5 4UA



savills





Pinnerwood House

Woodhall Road, Pinner, Middlesex HA5 4UA

GRADE II LISTED 16TH CENTURY TUDOR HOME WITH
EXTENSIVE GROUNDS AND GARDENS APPROACHING 2.25 ACRES SITUATED IN
PRIVATE GROUNDS WITH A GATED CARRIAGE DRIVEWAY.

Approaching 2.25 acres • wealth of original features • 5 reception rooms • 7 bedrooms

- 5 bath/shower rooms in the main house • outdoor heated swimming pool • floodlit hard tennis court • detached double garage
- guest/staff annex with kitchen/sitting room, double bedroom and shower room • gated carriage driveway

Viewing

Strictly by appointment with Savills on 01923 824225

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property..





A rarely available Grade II listed 16th Century Grade II listed Tudor family home retaining many original mediaeval features with 7 bedrooms, 5 bath/shower rooms within the main house, situated within green belt land. There is a detached double garage and a separate staff or guest outbuilding annex, heated swimming pool, floodlit tennis court, large storage sheds, a further double garage, Victorian glass greenhouse/conservatory with potting sheds all set within secluded private gardens and grounds extending to just under 2.25 acres located only 1.26 miles from Pinner town centre and Underground station and less than 1 mile from the numerous restaurants within Hatch End High Street.

Description

The house is approached via a private road through Green Belt land to a gated gravel driveway past trees, shrubs, lawn and a pond, situated within mature partially walled landscaped gardens consisting of extensive York stone patio areas and lawned garden,

The property offers well presented and maintained accommodation throughout. To the ground floor there is an entrance porch leading to a spacious original oak panelled hallway with timber beams and flagstone flooring. The hallway leads to a spacious double aspect sitting room with a feature open fireplace and timber beams. The dining room is a generous room featuring a stone open fireplace

and original oak beams (also opening to the sitting room through double oak doors). The family room is located from the dining room and features an original inglenook fireplace and oak beams.

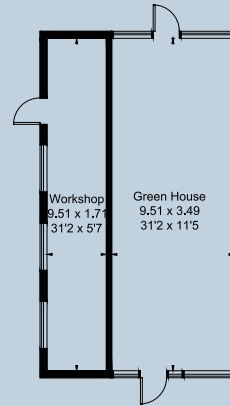
The triple aspect kitchen/breakfast room is fitted with ample units with wooden door fronts and integrated appliances with double casement doors opening to an outdoor dining area, patio and garden. There is a utility room with a sink, plumbing for washing machine and tumble dryer. Located from an inner hallway there are two further reception rooms, one opening to the rear garden, separate study room, two guest cloakrooms, and a further room with stairs to a storage room above.

To the first floor there are seven bedrooms. The spacious, double aspect master bedroom suite features an impressive vaulted ceiling with oak beams, a dressing room and en suite bath/shower room with twin sinks, bath and a separate shower unit. Bedroom two has an oak beamed vaulted ceiling, a range of bespoke wardrobes on two sides and an en-suite shower room. Bedrooms three, four and five all have original oak beamed vaulted ceilings and ensuite shower rooms. Bedroom six is a double bedroom, bedroom seven is single bedroom currently used as a dressing room. The fully tiled family bath/shower room features a corner bath and a separate shower. The landing leads to the storage room above the study rooms.

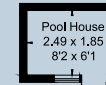
The extensive grounds and gardens surround the property with numerous out buildings. To the side of the main house there is a brick built detached four door garage which has been partially converted to an annex whilst retaining garaging for two cars with an electric garage door. The annex is entered via a separate front door into a very spacious open plan sitting/dining room with a well fitted kitchen featuring an integrated fridge/freezer, dishwasher, oven, washing machine, tumble dryer and electric hob. To the first floor there is a bedroom with Velux windows and an ensuite shower room.

The extensive rear garden is very secluded with old brick walls to the north east boundary and is mainly laid to lawn with attractive shrubs, trees, flower beds and large York stone patio areas. There is an outdoor heated swimming pool, a gardener's cloakroom, a full sized flood lit hard tennis court, a double timber garage and a pretty Victorian greenhouse with attached potting sheds currently used as a gym. There is a further double garage at the rear and various outbuildings.

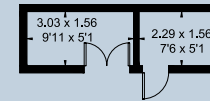
Gross Internal Area (approx) = 341.6 sq m / 3677 sq ft
 Store / W C = 4.8 sq m / 52 sq ft
 Green House (Including Workshop) = 50.8 sq m / 547 sq ft
 Outbuildings= 13.1 sq m / 141 sq ft
 Garage / Workshop = 33.4 sq m / 359 sq ft
 Annex (Excluding Garage) = 58.5 sq m / 630 sq ft
 Annex Garage = 31.9 sq m / 343 sq ft
 Total = 534.1 sq m / 5749 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd



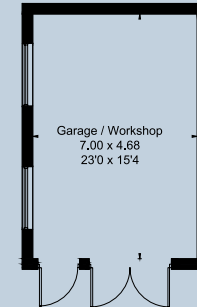
(Not Shown In Actual Location / Orientation)
 Green House



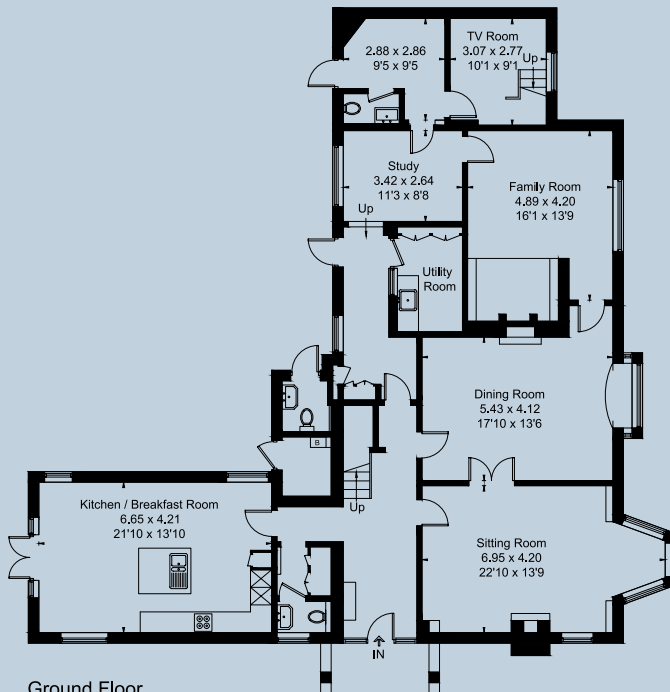
(Not Shown In Actual Location / Orientation)
 Outbuilding



(Not Shown In Actual Location / Orientation)
 Outbuilding



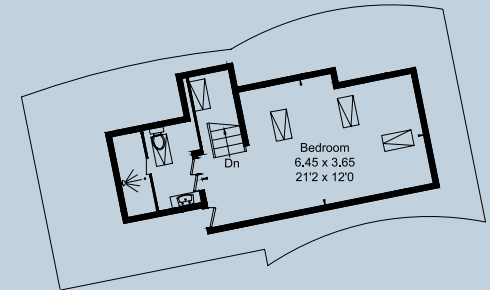
(Not Shown In Actual Location / Orientation)
 Garage / Workshop



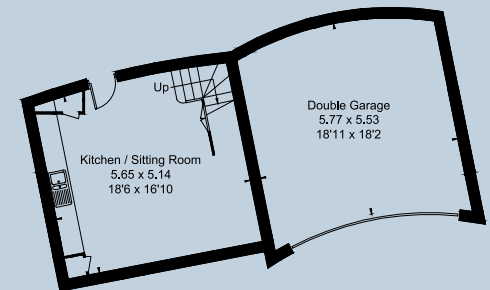
Ground Floor



First Floor



Annex - First Floor



(Not Shown In Actual Location / Orientation)

Annex - Ground Floor



Situation

There are convenient links by rail to Central London via the Metropolitan Line underground station at Pinner (Baker Street 27 mins), additionally the British rail station at Hatch End provides a direct over ground service to Euston (38 mins). The M40 at Uxbridge (8.5 miles), Watford (5.8 miles), and Harrow (4.1 miles) are all accessible by road and offer multiple shopping centres. The M25 (junction 18 at Chorleywood) is only 8.6 miles away and provides fast access to the M1, M40 and M4 motorways and the airports at Heathrow, Gatwick, Luton and Stansted. Pinner provides a wide range of shops, banks and restaurants including Marks & Spencers food hall and Sainsbury's. The property is located within 100 yards of the Pinner Hill golf course and private stabling for horses is available nearby. Schooling in the area is well recommended 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 in Northwood.

History

Pinnerwood is a small 125 acre greenbelt hamlet to the north of Pinner. The area is traced back to a survey of 1285. Pinnerwood House is the only remaining original building from the 16th century, although it was altered and extended in the 18th & 19th century. The house is Grade II listed and parts have been chronicled back to the early 1500's. An early title deed of 1648 records that the house was sold from George Pitt of Harrow to Christopher Clitherow of Pinner Hill. The house was once home to the author, poet, playwright and politician Edward George Bulwer Earle Lytton and it is said that in 1832 he wrote his novel Eugene Aram in the first floor room over the hallway (currently bedroom two) and begun his political novel, Godolphin, whilst living there. During the 19th Century the Crowley Family occupied Pinnerwood House and more latterly the billionaire Kamprad family.

Important Notice

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