



## DETACHED HOUSE IN PRIVATE ROAD WITH SUPERB LANDSCAPED GARDENS.

STONEHAM LODGE, MOUNT PARK ROAD,  
HARROW ON THE HILL, MIDDLESEX. HA1 3LD

Price on Application Freehold

savills



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Mount Park Estate Conservation Area ♦ Stunning landscaped gardens by Bunny Guinness ♦ About 1/3 acre plot ♦ Mark Wilkinson kitchen ♦ Improved ♦ Scope for further extension (stpp) ♦ EPC rating = D

### Situation

Harrow on the Hill is one of London's true villages, raised some 400 feet above sea level and home to little shops, tea rooms and pubs full of Olde World charm.

Mount Park Road is part of the Mount Park Estate Conservation Area, Harrow on the Hill and is an exclusive private gated road comprising a number of handsome late Victorian and Edwardian Houses together with an interesting mix of more contemporary houses and apartments. Harrow Metropolitan & Chiltern Line railway station at the foot of the hill offers a fast and frequent service to central London (Baker street about 21 minutes) and London Marylebone in just 16 minutes or South Harrow Piccadilly Line Station which about 0.6 miles away. By road the A40(M) is 10.3 miles distance to Baker Street in Central London. In the opposite direction the A40(M) leads to the M25 providing routes to Heathrow, Gatwick, Luton and Stansted Airports.

Schooling in the area is excellent with a choice of state and private schools including: Orley Farm School, pre-preparatory, Roxeth Mead School and senior schools, Harrow and John Lyon for boys schools.

Slightly further afield is the recommended Haberdashers 'Askes' North London Collegiate school, St Helens for girls, and Merchant Taylors for boys both in Northwood.

### Description

Stoneham Lodge is a handsome neo-Georgian detached house located in the prestigious location of Mount Park Road, on Harrow on the Hill. Of particular note with this elegant family home are the light, views and gardens.

Mount Park Road is a gated private road within the Mount Park Estate Conservation Area, which has a semi rural character with mature trees and hedging screening large, mostly Victorian and Edwardian detached houses.

Stoneham Lodge sits in the centre of a 1/3 acre plot surrounded by its gardens and mature yew hedging. The gardens of the property are beautiful, landscaped by acclaimed award winning garden designer, Bunny Guinness. The house is





clad with a mature wisteria and roses and of note is the large south-facing terrace at the front of the house providing a wonderful outdoor entertaining space. There are ample spaces for al fresco dining and recreation. The bespoke hardwood Orangery built by Vale Glasshouses, provides an additional space for dining and gardening.

Stoneham Lodge is approached through a central entrance porch with double doors into the reception hall, which has parquet flooring and staircase that turns past a large sash window. The principal rooms are accessed from this hallway, as well as the guest wc. The sitting room is dual aspect with an Adam style fireplace and French doors to the rear garden. There is a study with windows to the front and a family room of the same size on the other side of the entrance porch, offering a pleasing symmetry. The dining room has parquet flooring, window to front aspect and leads through to the kitchen by Mark Wilkinson painted cream, with a French limestone floor, double Belfast sink and granite work surfaces. From the kitchen there is a utility room and also a doorway to a side passageway imaginatively painted to resemble a gothic corridor leading into the rear garden.

The first floor benefits from a wide bright landing and has access to a large loft space that offers scope for conversion into additional accommodation, subject to the usual consents. The master bedroom is a large room with fitted wardrobes and windows to both front and rear. There is a good size dressing room and an en suite bathroom. The second bedroom is a triple aspect room with wardrobes. There are two further bedrooms and a family bathroom. All the bathrooms are by Fired Earth with limestone floors.

Stoneham Lodge is approached through double, five bar gates to a large parking area that leads to an attached double garage. The gardens to the front are formal with topiary and planted in the English country style. The gardens to the rear contain ornamental trees, vegetable beds, lawn and topiary and additional terrace, seating areas with a charming children's tree house nestling to the rear.

**Tenure:**

Freehold

**Local Authority:**

London Borough of Harrow

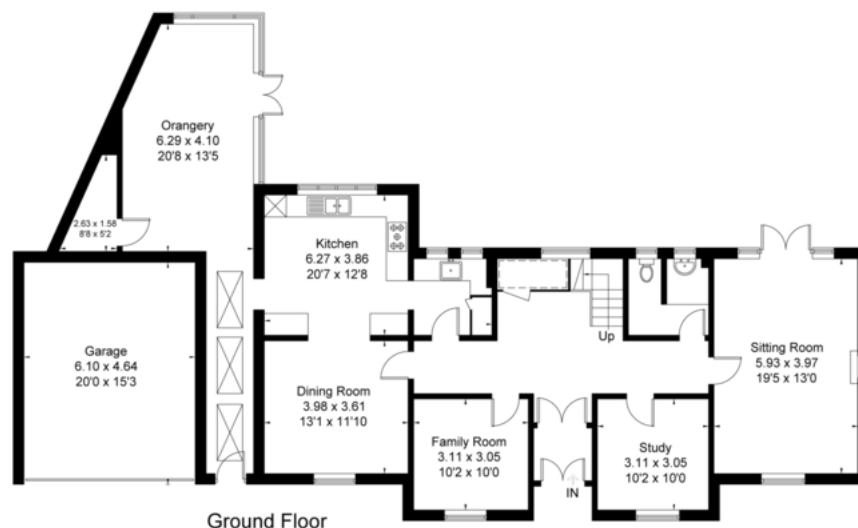
**Viewing:**

Strictly by appointment with Savills



# Mount Park Road, Harrow

Gross Internal Area (approx)  
240.9 sq m / 2593 sq ft (Excluding Void)  
Garage = 28.6 sq m / 307 sq ft  
Total = 269.5 sq m / 2900 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC