



## Stunning Grade II listed Arts and Crafts house.

**The Fives Court, Moss Lane, Pinner, Middlesex, HA5 3AG**

Freehold

savills







Beautiful Arts and Crafts features • Mature plot of about 0.43 acres • Detached pool house • 0.4 mile walk to Pinner Metropolitan Line station • Historic home of Sir Ambrose Heal

#### Local information

Pinner provides a wide range of shops with multiple stores including Marks & Spencer Food Hall, Sainsbury, Boots and Costa Coffee. There is an interesting selection of quality restaurants serving multi-cultural cuisine, including an award winning restaurant and several coffee/snack bars. Also a charming French Market takes place once a month offering locally made arts/crafts and fantastic foods.

The schooling, both state and private, is well recommended and there are convenient links to Central London via the Metropolitan Line station at Pinner (Baker Street 26 minutes approx.) The Piccadilly Line station at Eastcote (approx. 2.9 miles).

Both the Intu shopping centre at Watford and St Anne's shopping centre at Harrow are easily accessible.

#### About this property

The Fives Court – this wonderful Arts and Crafts House, coming on the market for the first time in forty years, was designed in 1900 by the well renowned architect Cecil Brewer for his cousin Sir Ambrose Heal, of the famous furnishing store in Tottenham Court Road. The house, which has the feel of a country house on the edge of London, was extended in 1908 to add greater space for a growing family and remained as Sir Ambrose Heal's family home until 1917. It is a

house of great charm which contains many distinctive features very typical of the Arts and Crafts movement and was awarded a Grade II listing in 1981 and more recently a blue plaque.

The original design incorporated a Fives court, a game which Sir Ambrose had played at school and from which the house derived its name. This space is now occupied by a conservatory, a perfect spot to enjoy the garden all year round.

The Fives Court occupies an impressive plot of about 0.43 acres in Pinner Village within a 0.4 mile walk of the historic High Street from which one can also cut through to the Metropolitan Line station giving access to the West End and the City. The convenience of the location and the well planned design mean that the property remains a practical family house with substantial accommodation laid out over three floors.

There are fine period features throughout the house with original fireplaces, decorative plasterwork, feature windows as well as fitted cabinets, architraves and ironmongery. The ground floor has a unique Arts and Crafts central reception hall with fitted seat, fire place and staircase. The hall can also be accessed from the garden via the boot room off which is the main guest cloakroom.





There is a beautiful sitting room with curved bay window, a fine tiled fireplace and decorative wall friezes and panelling. The large drawing room has two fireplaces and French doors leading to an enclosed loggia opening onto the rear garden. The kitchen is adjacent to the dining room with its feature windows and side door onto the garden. There is both a walk in pantry and larder. The conservatory is accessed via the kitchen through the flower room. Off the conservatory is a shower room and utility room.

On the first floor there are five bedrooms and two bathrooms with original features such as fireplaces and window shutters. Additionally there are both linen and laundry rooms. The top floor provides flexibility, currently providing two bedrooms and an office as well as a bathroom and plentiful storage space. Naturally the home will benefit from modernisation in some areas.

Externally the gardens surround the house and the plot has a road frontage of over 150ft. A double entry driveway to the right of the house leads to a sizeable gravelled parking area for multiple cars and detached double garage with pitched roof and store room. The gardens are well stocked with a variety of mature plants offering a number of secluded seating areas as well as a large lawn area. The separate Pool House with heated 36' swimming pool opens onto the garden with French doors.

There is great privacy in the gardens due to mature trees, shrubs and hedging. Directly to the rear of the house is a paved patio area adjacent to the loggia, a perfectly protected place to relax outdoors.

**Tenure**  
Freehold

**Local Authority**  
London Borough of Harrow

**Viewing**  
Strictly by appointment with Savills









Approximate Area = 445 sq m / 4790 sq ft  
Garage = 36.9 sq m / 397 sq ft  
Outbuildings = 76.4 sq m / 822 sq ft  
Total = 558.3 sq m / 6009 sq ft  
Including Limited Use Area (19.6 sq m / 211 sq ft)  
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