

Tudor Cottage, Moss Lane, Pinner





A lovely, Grade II Listed 16th Century cottage in wonderful gardens and grounds.

Summary of accommodation

Main House

Entrance hall | Living/dining room | Sitting room
Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with dressing room and en suite bathroom

Three further first floor bedrooms with dressing room

Family bathroom

Second floor loft room

Garden and Grounds

Landscaped gardens extending to about 0.31 acres

Double garage | Double carport | Summer house



Bucks & Herts
[knightfrank.co.uk](https://www.knightfrank.co.uk)

William Furniss
01494 675368
07831 296845
william.furniss@knightfrank.com

Situation

Situated approximately ¼ of a mile from Pinner Village which offers a good range of shops, including supermarkets and smaller boutique shops, catering for day to day requirements. The village also has numerous restaurants and public houses.

Pinner underground station is on the Metropolitan line, giving easy access to London Baker Street. Overland stations at Ruislip and Hatch End give access to Marylebone and Euston respectively. Pinner Memorial Park is a lovely place to walk and is home to the Heath Robinson Museum.

The area is renowned for its standard of education, with a number of schools, both state and independent.

Distances

Pinner Village ¼ mile, M1 Junction 4 6 miles, Central London 16 miles (All distances and times are approximate)



Tudor Cottage

Tudor Cottage is a delightful, unique Grade II listed home and the accommodation is as shown in the enclosed floor plans. Believed to have been built in the late 16th century, the house retains many delightful features including solid wood floors, exposed timbers and beams, open fireplaces and leaded light windows.







Garden and Grounds

Approached from Moss Lane through a wide arch in the brick and flint boundary wall, a gravelled driveway leads to the front of the house and parking. Beyond the driveway, and in front of the house, is a large flagstone terrace- well planted with mature shrubs and trees. The gardens to the side and rear are laid predominantly to lawn with delightful floral and shrub beds and many mature, specimen trees.

Approximate Gross Internal Floor Area

Main House: 248.4 sq m / 2,674 sq ft

(Not including garage or reduced height area below 1.5m: 32.8 sq m / 353 sq ft)

Garage: 29 sq m / 312 sq ft

Total Area: 310.2 sq m / 3,339 sq ft



Outbuildings

Double detached garage; double carport; garden shed

Property information

Guide Price: £1,750,000

Tenure: Freehold.

Services: Mains water, electricity, gas & drainage

Local authority: London Borough of Harrow

Council Tax Band: H

Energy Performance Certificate Rating: Band F (rating 28)

Postcode: HA5 3AW

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





TUDOR
COTTAGE