



Woodbine Cottage, Tile Kiln Lane, Harefield

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**STRUTT
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Woodbine Cottage

Tile Kiln Lane, Harefield UB9 6LU

A delightful Grade II Listed property with five bedrooms, attractive accommodation and extensive gardens approaching 1.25 acres.

Ruislip town centre 1.4 miles, West Ruislip mainline station 2.2 miles (25 minutes to London Marylebone), Uxbridge town centre 2.6 miles, M40 (Jct 1) 2.7 miles, Heathrow Airport Terminal 5 11.2 miles, Central London 16.0 miles

Sitting room | Family room | Conservatory
Dining room | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Shower room | Gym | Summer house
Garden shed | Garage | Gardens | EPC Rating E

The property

Woodbine Cottage is a fine, Grade II Listed detached house, set in a desirable position close to Ruislip in Hillingdon. The property, which dates originally from around the late-17th century or early 18th century, has attractive elevations of red brick, timber and white render, while inside there is spacious, beautifully appointed accommodation with plenty of period character, including exposed timber beams and grand fireplaces.

The ground floor has four reception rooms, including the well-proportioned sitting room, which has a dual aspect and an impressive, brick-built fireplace. There is also a comfortable family room and a formal dining room, while adjoining the kitchen there is a sunny conservatory. The kitchen itself has an Aga, plenty of storage and space for a breakfast table.

Upstairs there are five well-presented double bedrooms, including the principal bedroom, which has fitted storage in a dressing area, and an en suite bathroom. There is a family bathroom on the first floor, while the ground floor has an additional shower room.

Outside

The property is set in extensive gardens and grounds, and features several outbuildings, including a home gym, a summer house, a large garden shed and a detached garaging block. There are also rolling lawns, paved terracing, peaceful seating areas, a timber-framed gazebo, an above-ground swimming pool, a children's climbing frame, a built-in trampoline and various mature trees and established shrubs.

Location

Woodbine Cottage is set in a desirable position, close to Ruislip and Uxbridge, yet within easy reach of beautiful parkland and open countryside. Ruislip town centre provides a wealth of amenities, including shops and supermarkets, while Uxbridge offers further shopping and leisure facilities. Denham Golf Club is nearby, while there are plenty of walking, cycling and riding routes in the nearby Colne Valley Regional Park. Ruislip and Uxbridge provide a choice of schools, including the outstanding-rated Sacred Heart Catholic Primary School in Ruislip and Vyners School in Uxbridge. Transport links in the area are excellent, with the M40/A40 within easy reach and London Marylebone just a 25-minute journey by train via West Ruislip station. The Metropolitan and Piccadilly underground lines are also accessible from Ruislip Manor.





Floorplans

Main House internal area 3,129 sq ft (289 sq m)
Garage internal area 482 sq ft (45 sq m)
Summer House internal area 254 sq ft (24 sq m)
Gym internal area 316 sq ft (29 sq m)
Garden Shed internal area 316 sq ft (29 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Gerrards Cross office, turn right onto South Park, and then immediately turn left to stay on South Park. At the end of the road, turn left onto Amersham Road and make a U-turn at the first opportunity, heading south. Follow Amersham Road for just over a mile and a half, before merging onto the A40. Leave the A40 after just over half a mile, turning left onto the A412. Continue for three quarters of a mile before turning right onto Moorfield Road. After just more than a mile, at the roundabout, take the third exit onto Harvil Road, then after half a mile, turn left onto Newyears Green Lane. Continue for a mile, then turn right onto Breakspear Road South. Turn left onto Tile Kiln Lane and you will find the entrance to the property on the left-hand side.

General

Local Authority: Hillingdon

Services: Gas, electric, mains water and mains drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,850,000

Gerrards Cross

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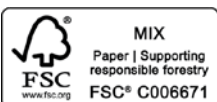
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