



## Woodhall Close, Uxbridge, UB8 1PY

- Substantial detached period home
- Six well proportioned bedrooms
- Prime location
- Kitchen breakfast room
- Retaining many character features
- Set in a large secluded plot
- Three bathrooms
- Ample parking space
- Four reception rooms
- Versatile accommodation

**Asking Price £1,500,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

A distinctive period residence showcasing a wealth of character features, situated within an established and highly sought after residential area of North Uxbridge. Set within impressive mature gardens that surround the property, the home enjoys a wonderful sense of seclusion and privacy. This substantial and highly versatile residence offers approximately 3,841 sq ft of accommodation arranged over three floors, comprising six generously proportioned bedrooms, three bathrooms, multiple elegant reception rooms and a superb kitchen/dining room. There is ample parking for multiple vehicles.

**Accommodation**

The versatile and well-proportioned accommodation briefly comprises an inviting entrance hall with stairs rising to the first floor, a seating area with built-in storage, and a cloakroom fitted with a WC and wash hand basin. The impressive lounge enjoys large bay windows that allow plenty of natural light, together with an attractive feature brick fireplace creating a warm and welcoming focal point. Adjoining the lounge is a charming triple-aspect study, also benefitting from an elegant period fireplace.

The characterful dining room features an attractive beamed ceiling, York stone flooring and an exposed brick chimney breast with fireplace, enhancing the home's charm and character. An inner hallway with tiled flooring provides access to the garden via an external door, together with entry to the utility room, while leading through to the spacious kitchen/dining room.

The kitchen is fitted with a comprehensive range of storage units and drawers, an integrated dishwasher, ample granite work surfaces, a ceramic Butler sink with mixer tap, and space for a range-style cooker with extractor hood above. There is ample room for a dining table and delightful views overlooking the gardens. In addition, the property benefits from a separate boiler room and a cosy TV room/snug.

To the first floor there are four exceptionally well proportioned bedrooms, including an impressive principal bedroom measuring 24'1 x 15', providing a spacious and luxurious retreat. The first floor is further served by three separate bathrooms, all conveniently accessed from the landing.

The second floor offers two additional generous double bedrooms, providing highly versatile accommodation ideal for larger families, guest rooms, or flexible use as home office or hobby spaces.

**Outside**

The delightful gardens are a particular feature of the property, providing a stunning and tranquil backdrop to the house. Beautifully maintained, there are expansive lawns, enhanced by a variety of mature shrubs and trees, together with an attractive raised fish pond creating a peaceful outdoor setting. The gardens wrap around the property, offering a high degree of privacy and ample space for outdoor enjoyment.

A paved terrace is ideally positioned adjacent to the kitchen and perfectly suited for outdoor dining and entertaining. A gravelled driveway provides ample off-street parking for multiple vehicles and leads to the car port.

**Situation**

Situated in a pleasant cul-de-sac just moments from Uxbridge town centre, the property enjoys convenient access to an extensive range of shopping facilities, restaurants, cafés, bars and the Metropolitan and Piccadilly Line station, providing excellent links into Central London. For the commuter, the A40/M40 is within easy reach, offering swift access to London, the Home Counties and the M25 motorway network.

The area is also well served by a number of highly regarded schools, making it particularly attractive for families, while nearby Uxbridge Common offers a beautiful open green space Hillingdon Leisure Centre is also within close proximity, featuring state-of-the-art fitness facilities together with impressive indoor and outdoor 50-metre swimming pools.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: D

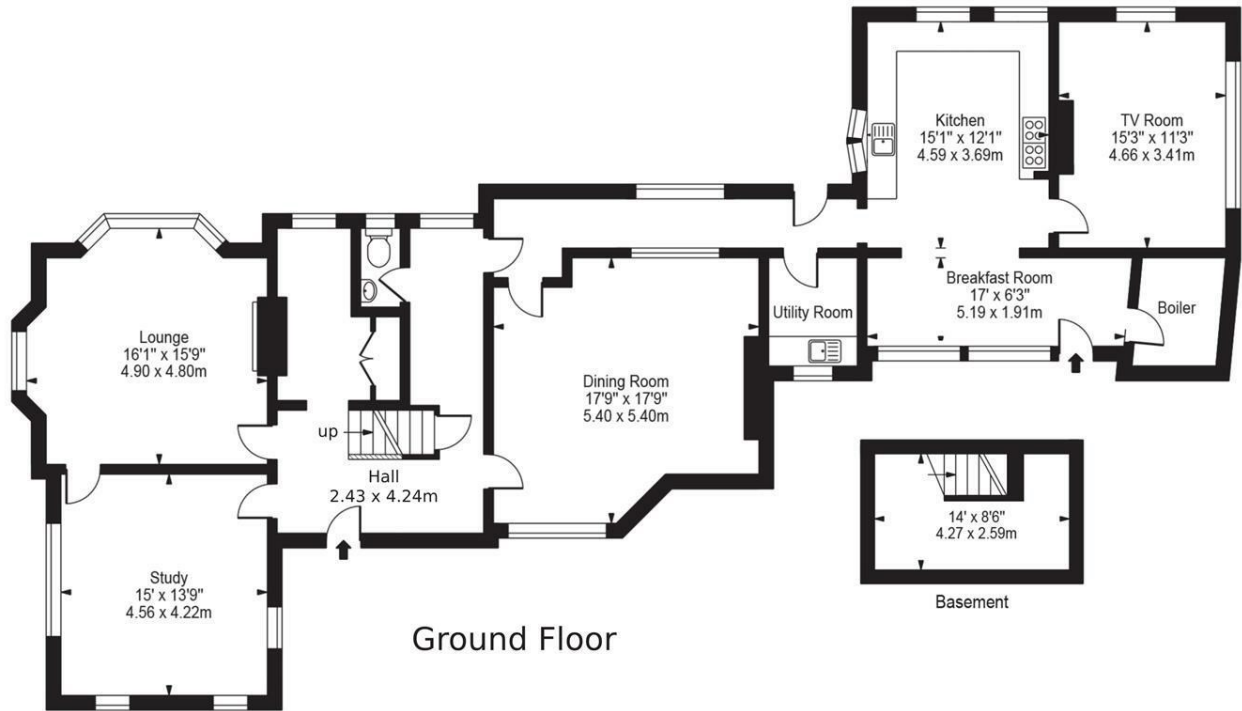
Current EPC Rating: D

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

## Woodhall Close

Approx. Total Internal Area 3841 Sq Ft - 356.84 Sq M

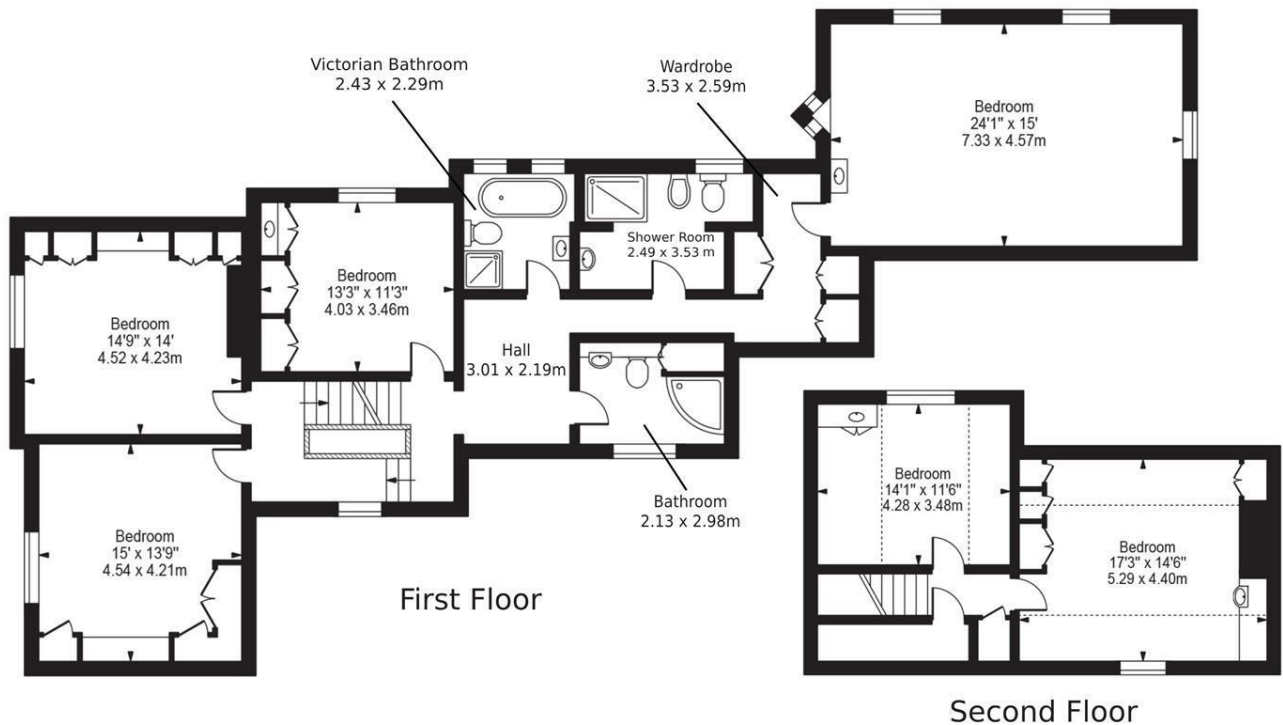


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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# Cameron



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