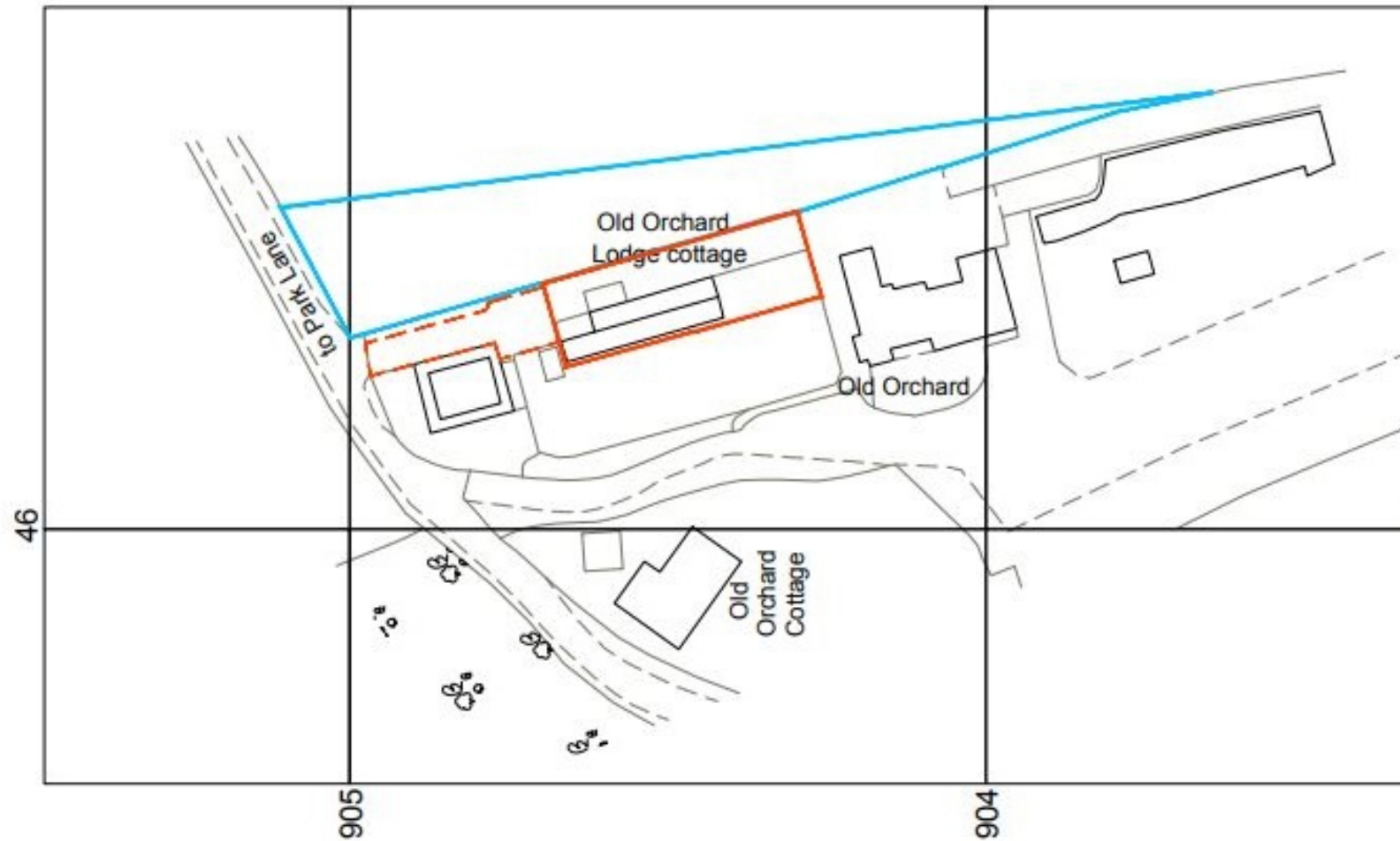


rodgers
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Old Orchard Lodge Cottage
Park Lane, Harefield, Middlesex, UB9 6HJ



Guide Price £725,000 Freehold

WANT TO BUILD A SPECTACULAR HOUSE? Rodgers Estate Agents are delighted to offer a superb opportunity to purchase a site with planning permission to build a marvellous detached four bedroom two storey unique traditional barn-style house with a habitable basement, creating a good sized family dwelling, on a freehold site of just under 0.6 acres. A large triangular strip of meadow (coloured in blue on the plan) immediately adjacent to the site will be part of the freehold sale. The site and meadow are situated in a highly sought after picturesque rural location and the private home will be set back from the road and enjoy idyllic views across the meadow with a Southerly aspect garden. The plot has been cleared and is ready for piling works with planning permission approved (LBH Ref 69790/APP/2022/684) and we understand conditions discharged. Please contact the Harefield office to discuss this opportunity further with plans available on request.

General Information

Planning permission has been approved for a detached four bedroom unique traditional brick and timber clad two storey barn-style house with a habitable basement. The house will also have parking for at least three cars and a Southerly aspect garden..

Outside

The freehold site measures just under 0.6 acres with a large strip of meadow immediately adjacent to the site forming part of the freehold sale. There will be parking for at least three cars and proposed Southerly aspect garden area in addition to the meadow.

Proposed Accommodation

The proposed accommodation briefly comprises as follows:-

GROUND FLOOR - Entrance Hall, Living Room, Open plan kitchen / dining / family area, prep kitchen, utility room and shower room.

FIRST FLOOR - Four spacious bedrooms including one with dressing area and four bath/shower rooms (three en-suite).

BASEMENT - Games Room / Gym, Cinema Room, Kitchenette / Laundry Room and shower room.

Location

The site and meadow are situated in a highly sought after picturesque rural location off Park Lane in Harefield village. The private home will be set back from the road and enjoy idyllic views across the meadow.



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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