

# Hamptons

INTERNATIONAL



## Edgehill Road, Ealing, W13

6  3  2 

GUIDE PRICE

**£2,800,000**  
(£2,800,000)

## Property details

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### Key features

- **Five Six Bedrooms**
- **Three Bathrooms**
- **38ft plus Reception Room**
- **South/West Facing Garden**
- **Ample Parking**
- **Prestigious Ealing Location**

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## Description

Charming five / six bedroom family residence located on one of Ealing's finest roads. Moments from several high performing schools. Ample parking and south/west facing garden. "Orchardway" as it was formerly called, was a home created and lived in by W.S. Grice, a notable 20th-century British architect known for his work in the Modernist and Art Deco styles. Featured in the May 1932 "Town and Country Homes" publication, the article highlights the charm, airiness, brightness and practicality of the design and citing cheerfulness as another key feature. Over the most recent years, the current vendors have added to and enhanced this wonderful home with accommodation across three floors. On the ground floor, the key feature is the impressive 38ft full width combined family/dining and kitchen which takes full advantage of the two bay windows and south/west aspect. The custom built kitchen with central island/breakfast bar connects to a further separate reception room. To the left on entrance is a WC/cloakroom, a study/bedroom and a generous workshop/storage area which was historically a garage. Upstairs over the first and second floors you have four double bedrooms (main with en-suite) two further bathrooms, fifth bedroom and a study room which could be a dressing room or additional small bedroom. Outside Front; carriage driveway providing off street parking for numerous cars. Secure side gate leading to the garden. Rear; envious south/westerly aspect, landscaped with patio and lawn areas. Access directly from the rear reception room, and side gate. Situation Located on Edgehill Road; an elevated and pleasant tree-lined location and home to some of the most prestigious residences in Ealing. Several highly regarded schools including St Benedict's and Notting Hill & Ealing High and Durston House are close by, making this a very popular destination for incoming families. At just 0.4 miles is the fabulous Pitshanger Lane which provides a range of local independent shops, restaurants and amenities. Ealing Broadway station (0.8 miles) offers extensive connectivity across key London landmarks via the Elizabeth, Central, District and GWR services. Nearby parks are Cleveland, Scotch Common and Pitshanger Park with the Ealing Golf Club just beyond. Property Ref Number: HAM-56602



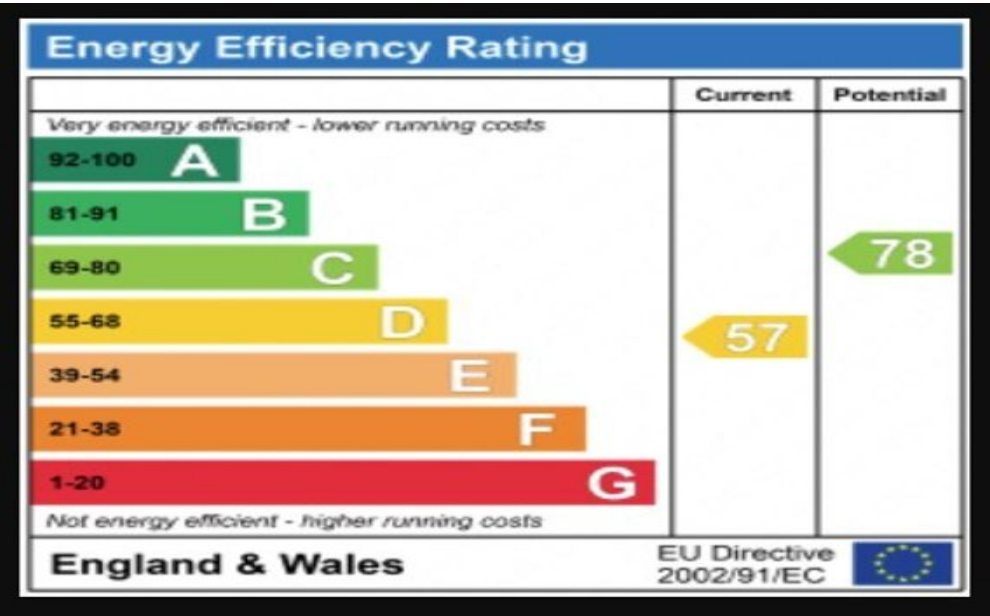












# Floor plan

## ORCHARD WAY

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1331 sq. ft. (123.7 sq. m.)

First floor = 1022 sq. ft. (95.0 sq. m.)

Second floor = 463 sq. ft. (43.0 sq. m.)

Reduced headroom = 217 sq. ft. (20.2 sq. m.)

Outside Shed = 215 sq. ft. (20.0 sq. m.)

Total = 3248 sq. ft. (301.9 sq. m.)



Ground Floor



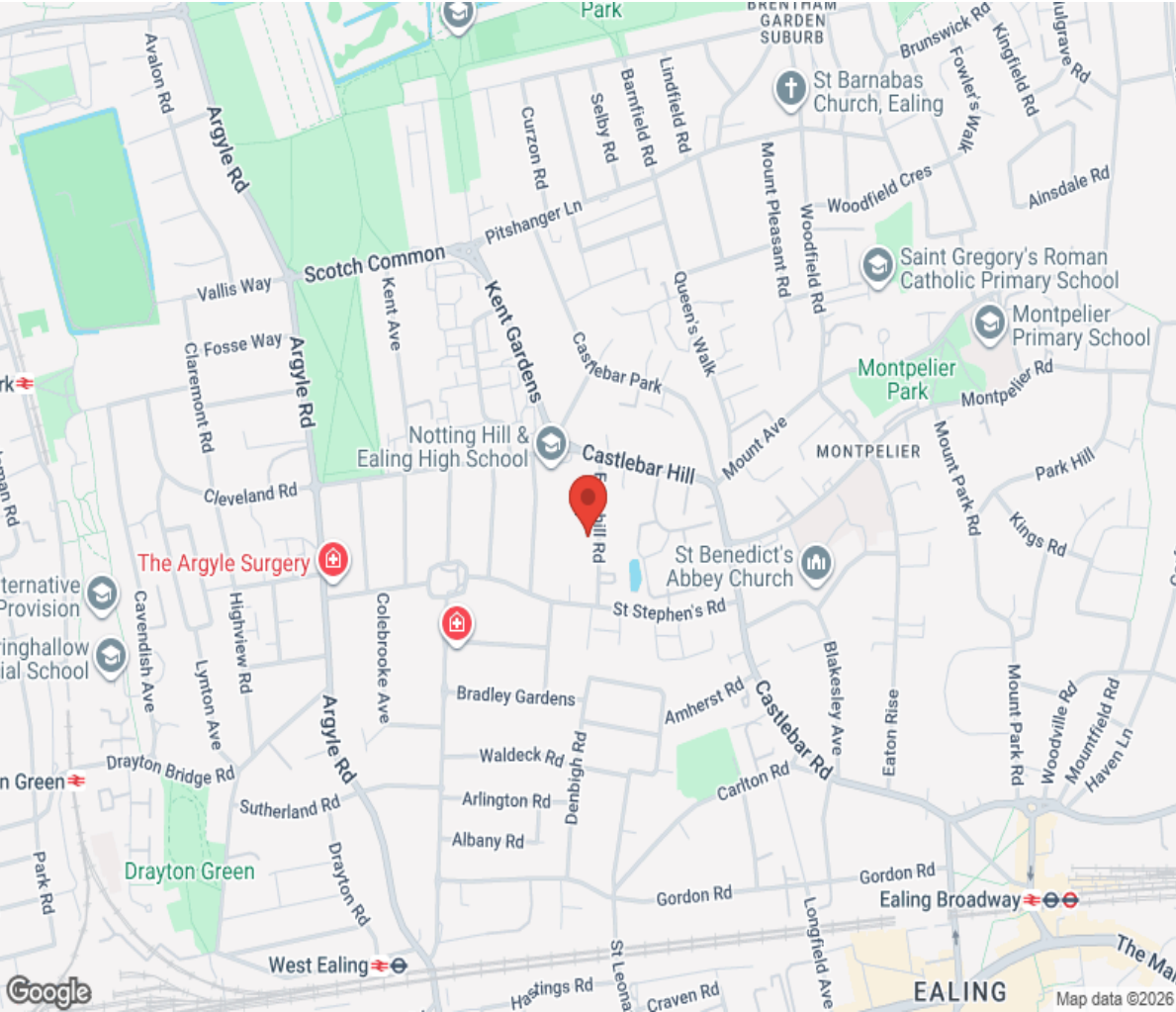
First Floor



Second Floor

This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, fixtures and finishes before making any decisions about your plans.

# Location



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