



The Oak, The Cloisters, Wood Lane  
Stanmore, HA7



# More than a discovery. A revelation

**Preston Bennett**

*In association with Hamptons International*

37-41 Church Road, Stanmore, Middlesex, HA7 4AA

New Homes. 020 8954 8626

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Contemporary Italian kitchen | Guest Cloakroom | Utility Room | Flooring - Engineered wood flooring to reception room | Porcelain tiled flooring to Bathrooms | Italian stone tiled flooring to Guest Cloakroom | Carpet to Bedrooms | Dressing Room & Ensuite to Master Bedroom | 2 Additional Bathrooms

**Asking Price £1,995,000 Freehold**

## Description

A spectacular 5-Bed/3-Bath Detached family home that is part of Ten magnificent detached homes set behind a gated entrance, adjacent to a tranquil country park with panoramic views across the capital. A rare opportunity to enjoy contemporary luxury living in an exclusive picturesque setting.

Features: \* Contemporary Italian kitchen with natural stone worktop designed by Cococucine, Oven, Combi microwave oven, Espresso machine, Integrated dishwasher, Gas hob, stainless steel ceiling extractor, Built-in fridge, Built-in freezer, flush mount stainless steel sink, Filtered water tap, Porcelain floor tiles \* Guest Cloakroom \* Utility Room \* Flooring - Engineered wood flooring to reception room, Porcelain tiled flooring to Bathrooms, Italian stone tiled flooring to Guest Cloakroom, Carpet to Bedrooms \* Dressing Room & Ensuite to Master Bedroom \* 3 Additional Bathrooms \* Reception Room \* Dining Room \* Full TV/Sky+ HD multiroom wiring system \* Aquavision TV panel in master bedroom bathroom and bathroom 2 \* Control4 home automation \* Lutron lighting system \* CAT6, Speaker and Coax cabling to AV sockets \* Underfloor heating in all rooms \* BPT audio and colour video door entry system \* CCTV (for each respective house) \* NACOSS approved alarm system \* Private automated gated estate \* Communal garden area with breathtaking views \* Water softener \* Garage \* 10 Year LABC warranty \*

Please also view The Cloisters website at <http://the-cloisters.co.uk/>

To arrange a viewing or for further information, please contact Preston Bennett New Homes on 020 8954 8626.

The pictures you see may not be indicative of this property. They could be CGI's or pictures of the Development Show Apartment or Show Home or surrounding views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY MARKETING

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





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