

THE MODERN HOUSE



London W13
£1,400,000 Freehold

Brentcot Close

This wonderful five-bedroom house is positioned on a quiet street in Pitshanger Village, West Ealing. Built in 1972, it was sympathetically reimaged to fuse its modernist bones with a striking contemporary extension by Paul Davidson of Uchi Architects. Inside, expansive glazing and a tactile material palette are artfully combined to create a warm and bright plan. An open-plan kitchen and living space on the ground floor flows out onto a south-west facing courtyard garden, ideal for entertaining and al fresco dining. Bordering the beautiful green spaces of Pitshanger Park, the house is within easy walking distance of the area's popular high street, known as 'The Lane'.

The Tour

The house is set behind a front garden, its façade characterised by grey aluminium windows, white weatherboard on the upper storeys, and London stock brick on the ground floor. Two driveways are separated by a centrally placed fir tree and low box hedge shrubs, with a flagstone path leading to the front door.

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White-painted brick walls in the entrance hall establish the house as a modernist design. Engineered oak floorboards flow from here across the ground floor. An open-plan living, kitchen and dining space occupies the back of the plan. The design includes pitched and flat ceilings which, together, accentuate the sense of volume in this part of the house. Natural light pours through skylights and through expansive glazing at the rear that frames the garden as a backdrop to the space.

The dining area is defined by its painted brick, floating white shelf and duck egg blue feature wall. A Defra-approved wood burner sits on a raised granite shelf on the other side, opposite a floor-to-ceiling wood store. Large, sliding glazed doors open onto the rear courtyard garden allowing it to serve as an extension of the main living space.

Skylights span the sloping ceiling of the side return which connects the dining space and the adjacent Schuller kitchen. A generous worktop of Silestone sits beneath an open steel shelf which provides easily accessible storage, with Macassar ebony-fronted cabinetry below and an integrated induction hob and hot plate. An additional worktop with a wide stainless steel sink is concealed behind a grey sliding pocket door, allowing for versatile use of the space.

Behind the kitchen, a study with maple floorboards and a spacious storage cupboard sits off the entrance hall. A double bedroom occupies the other side, where a wide window looks out to the front garden and a ply-edged desk rests beside the front alcove. There is a utility area at one end of the room with a Formica worktop and a stainless-steel sink. A WC sits just outside the bedroom where a black rubber stud floor is illuminated by soft light that filters in through a frosted window. Exposed ply edging flows across an open shelf of maple, while grey ceramic tiles line the walls.

A central stairwell ascends to the first floor, where there are four double bedrooms and two family bathrooms. Engineered oak flooring continues in the main bedroom. An excellent quality of light fills the room, care of skylights and floor-to-ceiling glazing that frames a vista of mature tree canopies in Pitshanger Park. A wall of built-in wardrobes provides storage along the opposite wall, and a silver flue from the wood burner on the floor below rises against a side wall. There is direct access to a Jack-and-Jill bathroom, where grey ceramic tiles ground the space and flow across the bath panel. Twin ceramic sinks are set on a section of lime green, below a row of mirrored cabinets. Another double bedroom with the same leafy view sits adjacent.

At the front of the plan, a second bathroom sits between two additional double bedrooms – one of which is painted a gentle blue. Vibrant orange-fronted cabinetry rests below a ply top in the bathroom.

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Outdoor Space

Sliding glass doors open onto a tranquil south-west-facing courtyard garden, enclosed by cedar panelling and white rendered walls. A large decked patio section at the front has been levelled to transition seamlessly from the dining room. Raised beds with bamboo, acers and a mature fern tree frame the space. There is direct access to Pitshanger Park through a gate at the rear. To one side, a small step leads down into an Astroturfed area perfect for reading or hosting.

The Area

The house is located close to Pitshanger Lane. Known simply as 'The Lane' to residents, Pitshanger Lane won Best High Street of the Year in 2015. It has a lovely village atmosphere with an excellent range of independent retailers, including a quality butcher, bakers and delis. The Lane is bookended by two great pubs, The Village Inn and The Duke of Kent, both of which offer quality food.

There are a number of walks in and around the area, mostly threading their way through the local allotments and golf course. One route is towards Northala Fields, an open space of 65 acres with panoramic views from the top. The house is also perfectly located for keen cyclists, with Richmond Park a short ride south, and the Surrey and Chiltern Hills a little further south, and west for more challenging routes. The Brentham Lawn Tennis Club is also close by, where notable former Pitshanger resident Fred Perry played.

There is an array of cafés, bars and restaurants in nearby Ealing Broadway, including award-winning pizzeria Santa Maria and the newly-opened Ealing Project; a combined underground cinema, bar and art space. The Broadway shopping and retail centre is close by, as well as the famous Ealing Studios, where legendary films such as *Passport to Pimlico* and many others were filmed in the 1950s. Atari Ya and Yoyo Kitchen are popular Japanese fresh fish shops and supermarkets in the area.

More locally, the garden itself backs onto Pitshanger Park, which wraps around the north side of Pitshanger Village. There is a weekend-long festival every summer called 'Party in the Park', as well as 'Light up the Lane' at Christmas time. The park also features a popular tennis club with bookable playing courts, and several football pitches run and managed by Pitshanger FC. There is an active allotment community, a lawn bowling club, along with a playground and toddlers' play centre. The park also backs onto The Brentham Club at its eastern edge, with lawn tennis courts and a clubhouse with a private members' bar and function rooms that hosts a busy programme of gigs, comedy, street food stalls and vintage sales all year round. The park backs onto Perivale Park Golf Course, a highly regarded, nine-hole course established in 1930.

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The house is well located for exemplary schools and sits within the catchment area for North Ealing Primary, a few minutes' walk away. Other schools in the local area include Twyford CofE High School, Montpelier Primary, Christ the Saviour, and St Gregory's. There are also highly regarded private schools in the area, including St Benedict's, Notting Hill and Durston House, Clifton Lodge and St Augustine School for Girls.

Both Ealing Broadway and West Ealing stations are a 20-minute walk south, and run Great Western rail services, as well as Elizabeth Line services between Shenfield and Abbey Wood in the east, along to Heathrow Airport and Reading to the west. Ealing Broadway is also on the Central and District lines and provides easy access to the A40, M40, North circular and M1 motorways.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.