

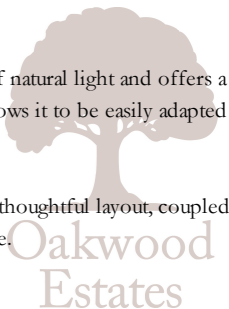
Oakwood Estates is pleased to present this charming three-bedroom semi-detached Edwardian cottage, ideally situated in a tranquil semi-rural setting with a spacious rear garden. Nestled in the countryside on the border of Pinewood and Fulmer, this property offers a peaceful retreat while still providing convenient access to London by both road and rail. Built around 1907, this character-filled cottage boasts picturesque views of open fields at the front. The well-enclosed rear garden is a standout feature, offering a high level of privacy and a serene outdoor space.

The property offers a wealth of character and charm throughout, beginning with an inviting entrance porch that sets the tone for the rest of the home. As you step inside, the warmth of wood flooring welcomes you, seamlessly flowing into the expansive sitting and dining room. This triple-aspect room is a highlight of the home, with large windows that not only flood the space with natural light but also offer picturesque views of the front garden, as well as the fields that stretch out to the rear and side. The room's open fire adds to the cosy and inviting atmosphere, making it the perfect spot for relaxing with family or entertaining guests. The layout provides ample space for a dining table, allowing for comfortable and elegant dining, while still leaving plenty of room for a separate sitting area. The stunning outlook over the surrounding countryside enhances the serene and peaceful ambience of the room. Adjacent to the sitting/dining room, the well-appointed kitchen continues the theme of quality and functionality. It is equipped with a range of stylish units and integrated appliances, ensuring that all your culinary needs are met. A door from the kitchen leads directly out to the rear garden, providing convenient access for outdoor dining and entertaining, as well as making it easy to enjoy the beautiful garden space.

The bedroom accommodation is spread across the first and second floors, offering a sense of privacy and space. On the first floor, you'll find a beautifully presented family bathroom, complete with a luxurious four-piece suite that includes a bathtub and separate shower. Two characterful bedrooms are also located on this floor, each adorned with charming decorative fireplaces that add to the historical appeal of the home. These rooms offer lovely views, with one facing the rear and overlooking the garden and fields beyond, while the principal bedroom at the front of the house benefits from a built-in wardrobe for added convenience and organization.

The second floor is home to a third bedroom, a generously sized room that is currently being used as a study. This room enjoys plenty of natural light and offers a tranquil view of the rear garden, making it an ideal space for working from home, a guest room, or a peaceful retreat. Its versatile nature allows it to be easily adapted to suit your needs, whether that be as a private study, a hobby room, or an additional bedroom.

Overall, this property combines characterful living spaces with modern conveniences, all set within a picturesque semi-rural location. The thoughtful layout, coupled with the charming features and stunning views, makes it a truly special home that offers both comfort and elegance.



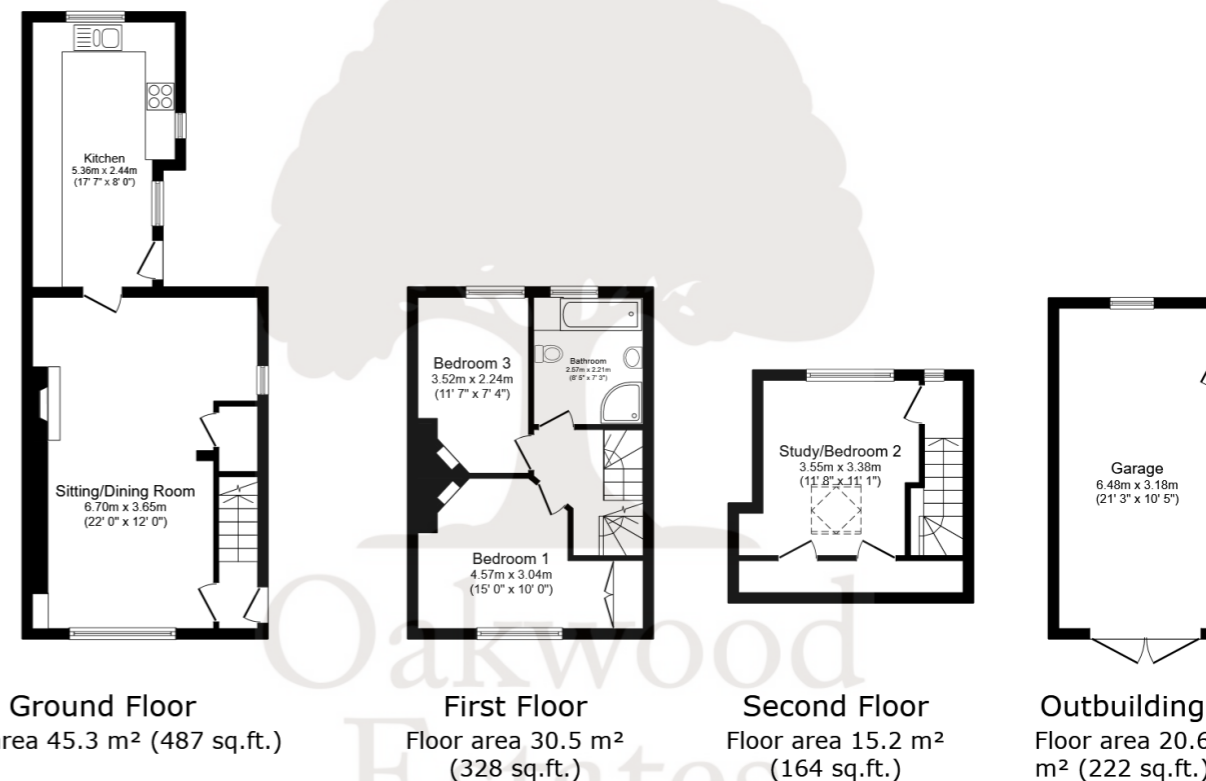


# Property Information

# Floor Plan

-  FREEHOLD PROPERTY
-  3 BEDROOMS
-  COUNTRYSIDE LOCATION
-  CLOSE TO MOTORWAY CONNECTIONS
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E AT £2862.02
-  TWO DRIVEWAYS
-  CHARACTER AND CHARM THROUGHOUT
-  CLOSE TO BLACK PARK
-  GARAGE

					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**TOTAL: 111.6 m<sup>2</sup> (1,201 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



## Front Of House

This enchanting cottage boasts a picturesque frontage that immediately catches the eye. The property is set back slightly, with a well-maintained shared driveway leading to a spacious gravelled parking area at the front. The combination of its attractive exterior and the convenience of ample parking adds to the overall appeal, making it a truly welcoming home.

## Rear Of House

The rear garden is a true delight, thoughtfully divided into distinct zones for various uses. A garden path runs along the side, guiding you to the far end of the garden. Adjoining the house is a charming patio bordered by lavender, creating an ideal spot for outdoor dining. A spacious lawn, is framed with vibrant flowerbeds that offer both color and fragrance. Beyond the lawn, a sunken patio area provides additional seating and dining space next to an ornamental pond, creating a tranquil retreat. The cottage also benefits from a coal bunker positioned to the side. At the rear, there is a single garage with gated vehicular access leading to an additional driveway and a five-bar gate that opens onto the lane. This entire rear section offers considerable potential for development, subject to the necessary planning permissions.

## Tenure

Freehold

## Council Tax Band

Band E - £2862.02

## Other Information

Please note that the heating is powered by oil and the waste goes to a cesspit.

## Mobile Signal

5G Voice and Data

## Internet Speed

Ultrafast

## Area

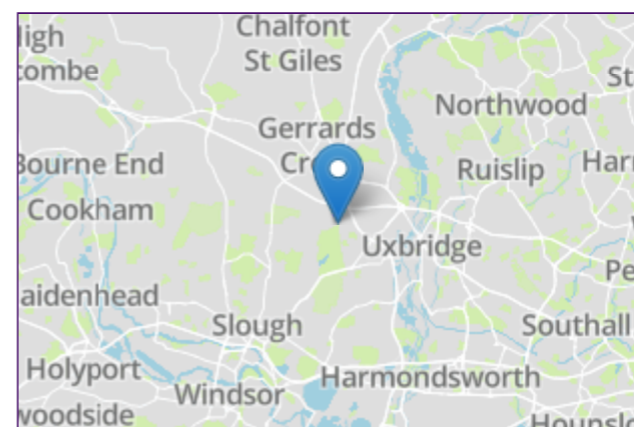
Fulmer/Pinewood/Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

## Schools

Within the vicinity, several educational institutions cater to diverse academic needs. These include Fulmer Infant School, Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.

## Travel

Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away, and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			