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Palmers Moor Cottage Palmers Moor Lane, Iver, Buckinghamshire. SL0 9LG.

£850,000 Freehold

A well presented and detached 2288 square ft Victorian character home with a unique set of features. The property is located in a stunning country lane and has panoramic views over paddocks/fields to the front, while also offering a similar outlook to the rear. There is direct access and use of (subject to a pre existing arrangement with the land owner) the large open paddock at the rear, which in total is around 3 acres. This property is also on a no through road, adding to the seclusion.

This is therefore a true lifestyle purchase, that also offers quick and easy access to either Iver Village or Uxbridge Town Centres, and is a property that absolutely must be viewed in order to be appreciated!

Palmers Moor Lane is also a private country road, and another feature here are the double glazed sash windows.

Internal accommodation includes a 23'6 x 14'6 twin aspect main reception room, which leads directly to a 14'8 x 11'11 conservatory/dining room, a cloakroom/utility and the 23'3x10'4 kitchen breakfast room. The double aspect kitchen is a delightful space and features granite work surfaces, a breakfast bar and ample storage. The main reception has an air conditioning unit as well as the conservatory and dining room and attractive Oak flooring.

The first floor includes three lovely double bedrooms and a family bathroom. The 13'10 x 10'2 master bedroom offers a rear aspect overlooking the fields, has fitted wardrobes and an ensuite shower room, while bedrooms two and three offer great views over the front facing fields.

On the top floor is a 13'4 x 11'8 fourth bedroom which offers lots of eaves storage, plus another shower room, and also a study that has a Velux window. This room also benefits from a separate air conditioning unit.

To the front there is ample parking available for numerous vehicles,



while the impressive rear garden offers two separate patio areas , lawn and decking area in front of the self contained studio. This space has a 15'7 x 9'6 living/kitchen area with air conditioning unit, a shower room and a 12'2 x 9'6 double aspect bedroom. On the patio is a hot tub, which could be available by separate negotiation.

THE AREA

Iver is a semi rural village situated between Uxbridge and Slough.

The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, and Gerrards Cross/Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

This property is situated just under 2 miles from Iver Train Station which is on the crossrail route, where journey times are greatly reduced into London, with Iver to Paddington in 22 minutes, and Iver to Liverpool Street in 33 minutes.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Palmers Moor Cottage

Approximate Gross Internal Area

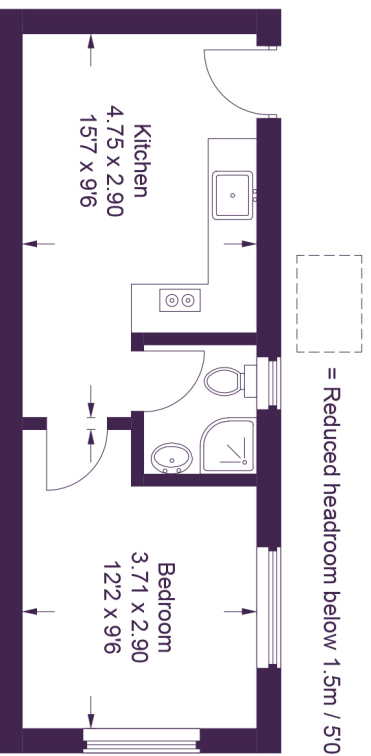
Ground Floor = 82.3 sq m / 886 sq ft

First Floor = 55.0 sq m / 592 sq ft

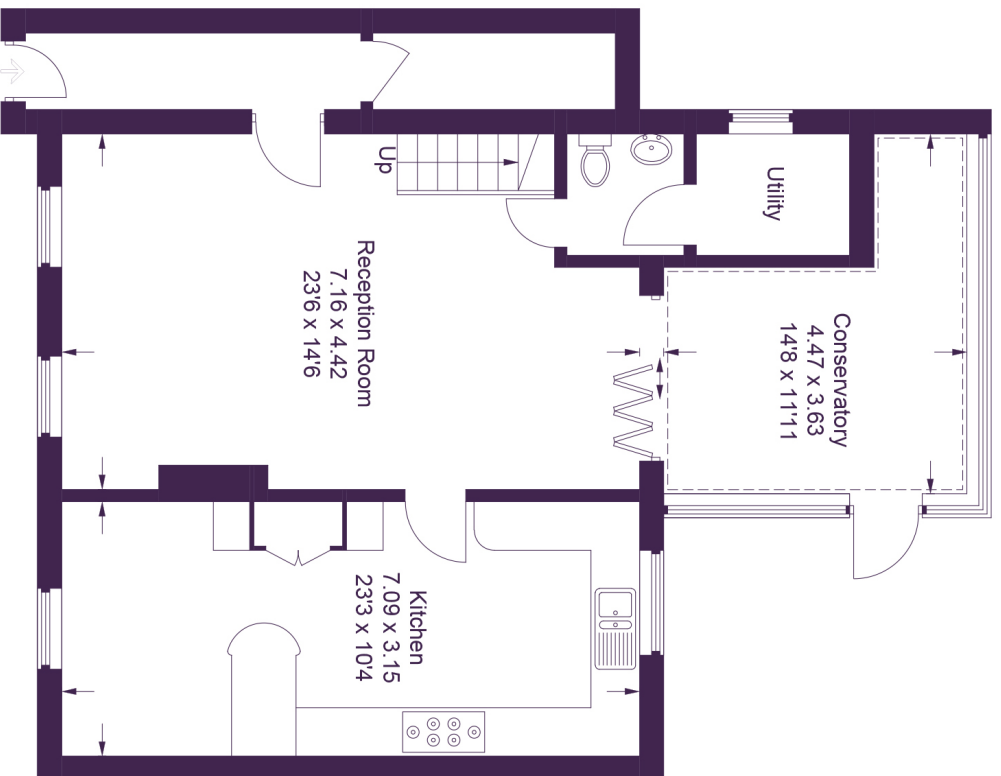
Second Floor = 50.2 sq m / 540 sq ft

Outbuilding = 25.1 sq m / 270 sq ft

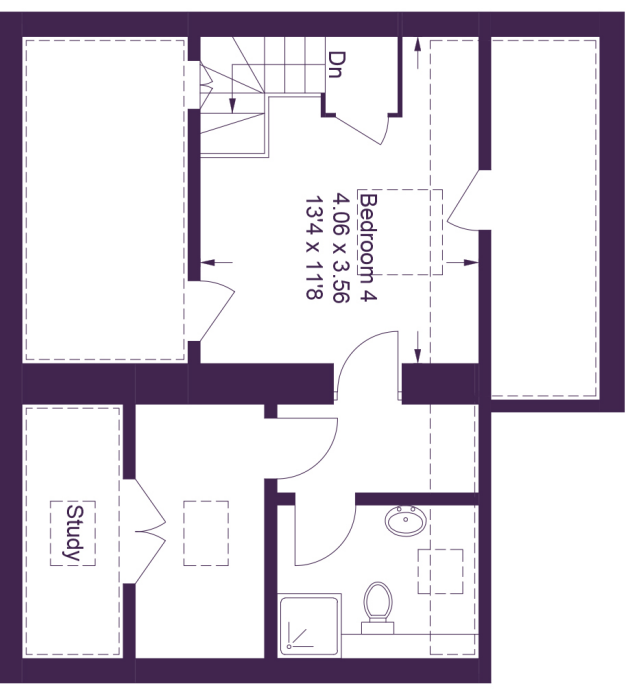
Total = 212.6 sq m / 2,288 sq ft



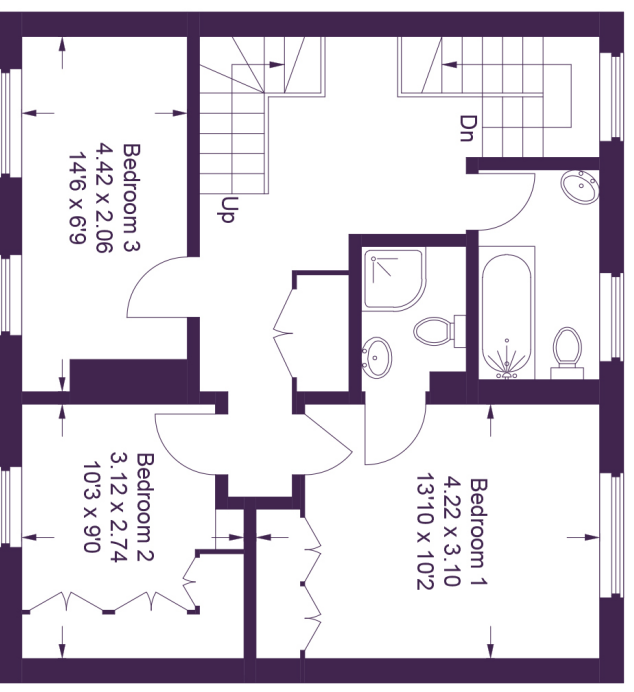
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

This plan is for layout 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, shapes and compass bearings before making any decisions reliant upon them.

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