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Copse Wood, Iver Heath, Buckinghamshire. SL0 0PT.

£1,299,000 Freehold

A chance to purchase a truly unique 3126 square ft, four bedroom, four reception, three bathroom, contemporary detached house which was built in 2013 by the current owners.

The real standout feature of this magnificent three storey family home is a 973 square ft basement/lower ground floor, which has a basement ventilation system, and houses a quite exceptional 23'7 x 15'3 Cinema room, a 13'1 x 11'10 gym, and a 11'10 x 9'8 snug. There is also a cloakroom and a storage room on this floor too.

The impressive ground floor features the quite stunning 33'10 x 24'8 living/kitchen/dining area which is double aspect plus has bifold doors that lead outside. The designer kitchen has Miele appliances including a fridge, freezer, five ring induction hob, steam oven with fan over, a combi microwave, two warming drawers, and a Siemens dishwasher. There are quartz worktops.

Off the spacious entrance hall on this floor are also a utility room, cloakroom and a side aspect study.

On the first floor, four excellent sized bedrooms and three high quality bathrooms await. Bedroom one offers a double aspect and measures 15'1 x 10'6, while having its own ensuite plus a dressing room, bedroom two also has an ensuite, offers a twin aspect and measures 15'11 x 14'1, bedroom three is 14'4 x 8'5, and bedroom four a great size at 12'1 x 11'7. A family bathroom completes the accommodation.

Just some of the other features this unique property offers are electronic gated entrance with intercom and with it secure off street parking, Kloeber front and bifold doors, mains powered smoke alarms, ethernet cabling and underfloor heating throughout.

This family home is one that absolutely must be viewed internally in order to be appreciated, especially with its oversized doors



and windows and high ceilings throughout. We urge you to contact us to make an appointment to view internally.

Outside, the drive is block paved and provides ample parking, while the gardens are enclosed and low maintenance. There is an enclosed deck plus a lawn.

This lovely family home is situated off Thornbridge Road, and is across the road to local shops and amenities, which include a Co-op, Chemists and a Doctors Surgery.

THE AREA

Copse Wood is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

As a Pinewood resident, there is a free weekly bus service to surrounding stations by Pinewood Film Studios. There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers. 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.



Important Notice

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1A Copse Wood

Approximate Gross Internal Area

Lower Ground Floor = 90.4 sq m / 973 sq ft

Ground Floor = 97.0 sq m / 1,044 sq ft

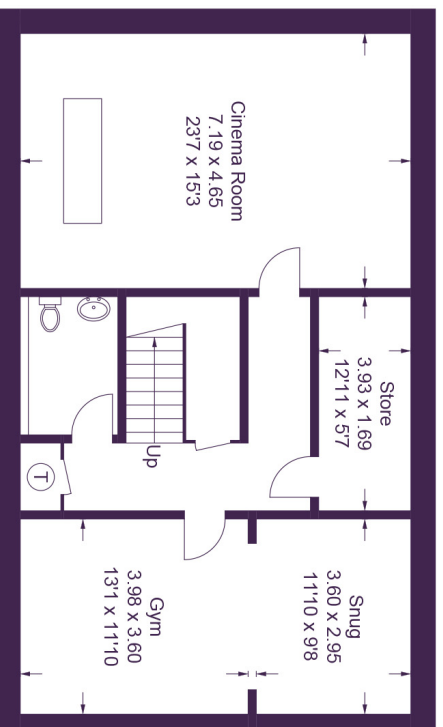
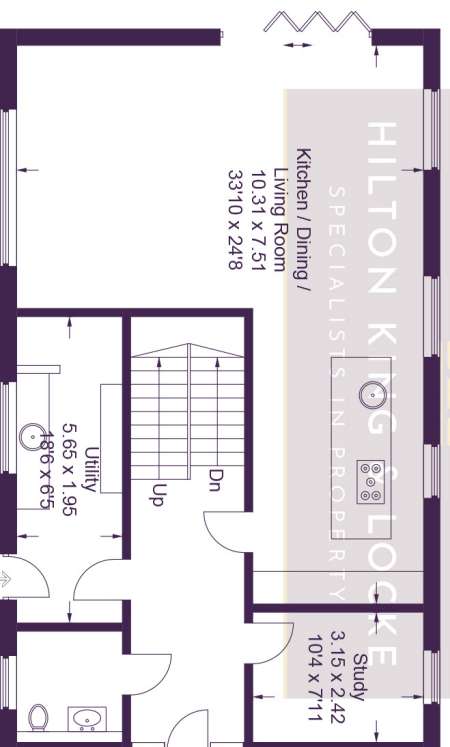
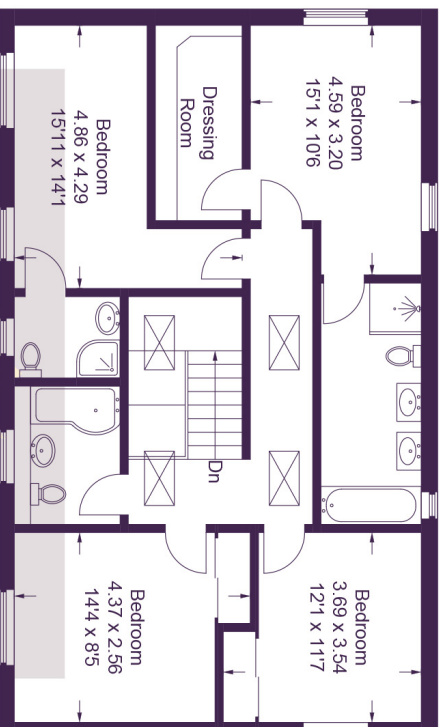
First Floor = 96.4 sq m / 1,038 sq ft

Shed = 6.6 sq m / 71 sq ft

Total = 290.4 sq m / 3,126 sq ft



(Not Shown In Actual
Location / Orientation)



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.