



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Dellfield Farm, Bangors Road North, Iver, Buckinghamshire. SL0 0BL.

£1,350,000

Charming Detached Farmhouse in Iver Heath – No Chain!

This unique and rarely available detached farmhouse is perfectly located in the sought-after area of Iver Heath, offering excellent access to major motorway links, as well as being close to popular shops, doctors' surgeries, and schools. This charming property offers a spacious accommodation of approximately 2,243 sq ft, and grounds over 5 acres this property comes to the market with the benefit of no onward chain.

The ground floor comprises two generous reception rooms, including a large family living room and a separate dining room, both offering ample space for family gatherings and entertaining. The open hallway provides access to the ground floor shower room and a well-appointed kitchen, which benefits from an abundance of eye and base-level units and a connecting utility room for added convenience.

Upstairs, the property offers three double bedrooms, each with plenty of space for freestanding furniture. The master bedroom is complete with an ensuite bathroom, providing a private retreat. The large family bathroom completes the upper floor. Externally, the property offers ample parking and is set behind private gates, ensuring privacy and security. This rarely available farmhouse provides an excellent opportunity for buyers seeking a spacious, well-located family home with the potential to add their own touch. The outdoor area is a paradise, with two outbuildings adding to the



property's allure. Stables and a garage add to the property's potential for diverse uses.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

Iver Heath is located in the county of Buckinghamshire, South east England, three miles west of the major town of Uxbridge, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Langley train station (Crossrail/Elizabeth line) with car-park and trains to London, Paddington, and Reading. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state, grammar and independent schools as part of Buckinghamshire catchment area.

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 Slough are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

Delfield

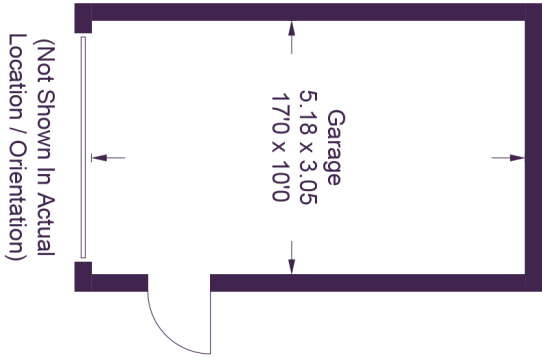
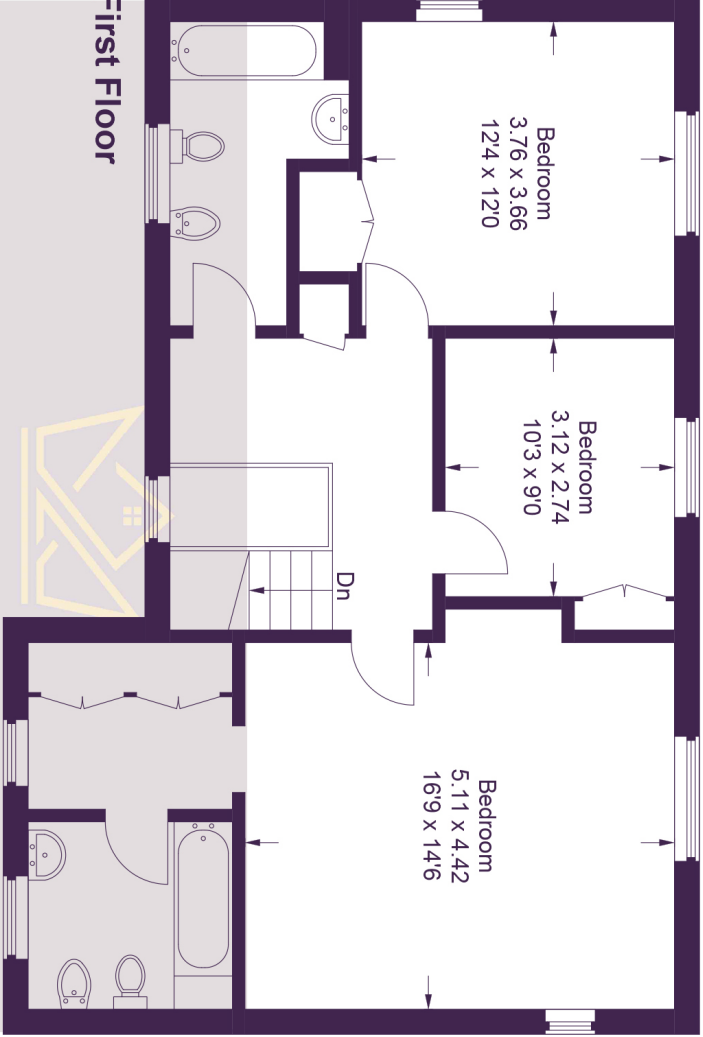
Approximate Gross Internal Area

Ground Floor = 84.8 sq m / 913 sq ft

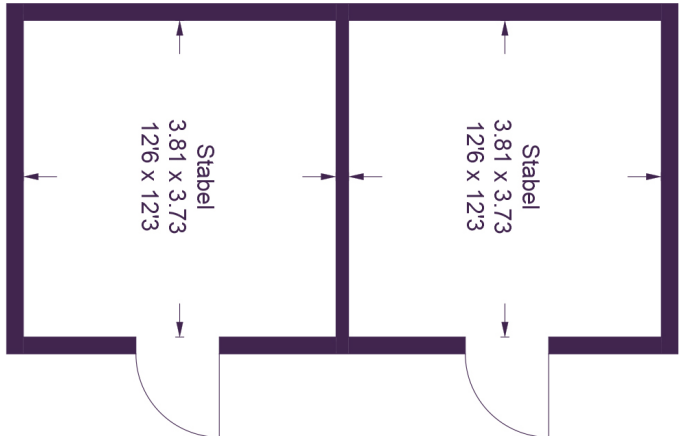
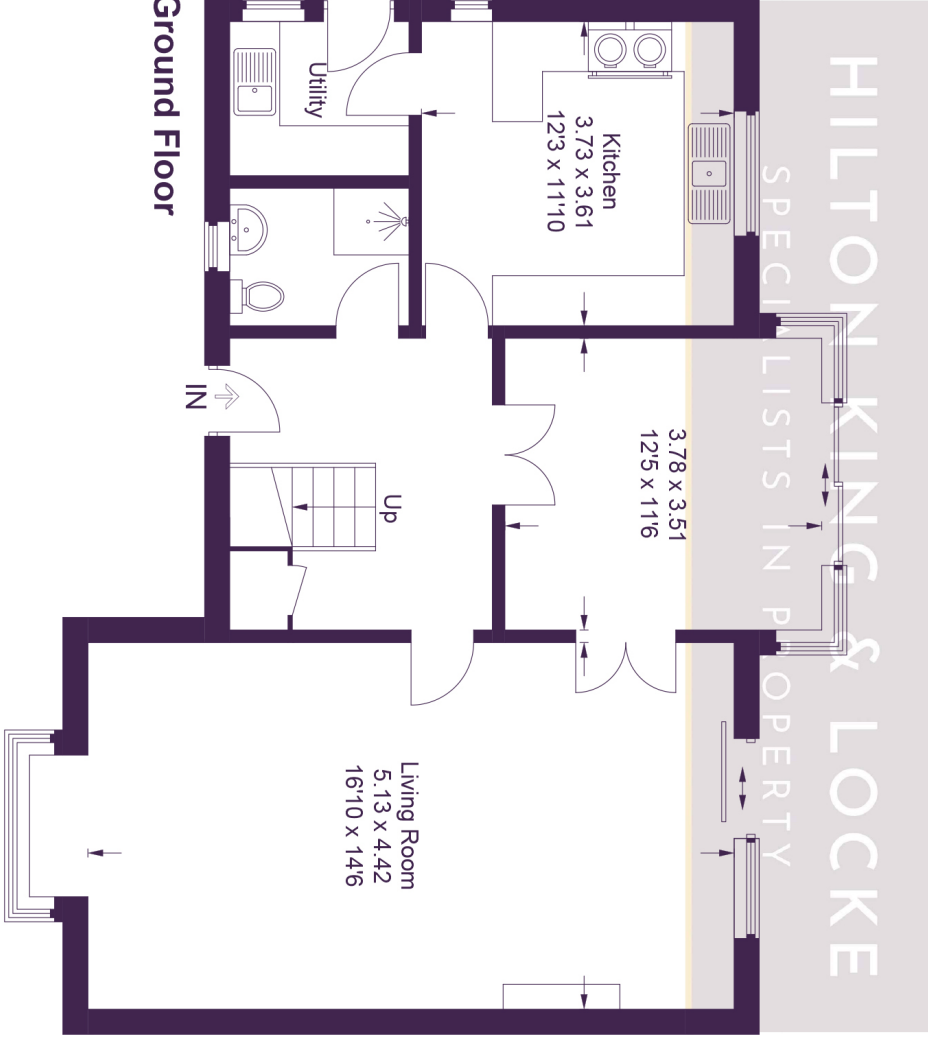
First Floor = 79.2 sq m / 852 sq ft

Stables / Garage = 44.4 sq m / 478 sq ft

Total = 208.4 sq m / 2,243 sq ft



(Not Shown In Actual
Location / Orientation)



(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.