



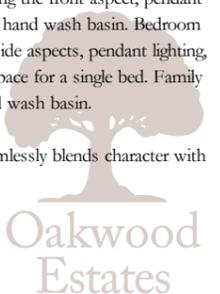
Oakwood Estates is delighted to present this exquisite 1930s detached family home to the market, a property that perfectly blends historical charm with modern functionality. This unique four-bedroom, two-bathroom residence offers a generous and versatile layout, featuring four reception rooms that provide ample space for both comfortable living and entertaining. Rich in history, this remarkable home was built using reclaimed bricks from old cottages once located in Iver Village, endowing it with an abundance of character and a timeless aesthetic. The property's charm is further enhanced by its thoughtful design and attention to detail, making it a standout choice for anyone seeking a home with a story to tell. Set on an expansive plot, the property benefits from an exceptionally large driveway, capable of accommodating over ten vehicles, along with a carport for added convenience. There is also a spacious garage and a poolroom, offering excellent storage solutions. Inside, the home includes a large loft room, which could be utilized as an office, playroom, or additional living space, catering to a variety of needs. Outdoors, the beautifully landscaped garden is a true haven, complete with a swimming pool that promises endless enjoyment during the warmer months. This truly unique property seamlessly combines its historic roots with practical modern features, making it a rare gem within the Iver area. It is the perfect choice for those looking to own a piece of history while enjoying all the comforts of contemporary living.



Upon entering the property, you are welcomed into an inviting entrance hallway, featuring wooden flooring and access to various areas of the home. Doors lead to the dining and living rooms, while an archway opens into the inner hall. The hallway also includes stairs rising to the first floor and doors to the WC and the breakfast room. The living room is a cosy yet elegant space, featuring pendant lighting, a charming brick-built feature fireplace, and a window overlooking the front aspect. Wooden flooring enhances its warmth, and bi-folding doors seamlessly connect it to the rear reception room. The rear reception room is bright and spacious, with large windows overlooking the patio and swimming pool. This room offers ample space for sofas and even a grand piano, with carpeted flooring for added comfort. The downstairs WC includes a window with views of the rear garden, a low-level WC, and a hand wash basin with a mixer tap set within a stylish vanity unit. The breakfast room is an inviting spot, featuring pendant lighting, French doors that open to the patio, and tiled flooring. There is ample space for a table and chairs, and an open doorway leads directly to the kitchen. The kitchen is a functional and well-designed space, equipped with downlighting and a mixture of wall-mounted and base-level shaker-style units. It includes an integrated oven, grill, hob with extractor fan, sink with mixer tap and drainer, and a dishwasher. A window overlooks the rear garden, while additional windows on the front and side aspects flood the room with natural light. The dining room is generously sized, with a large window overlooking the front aspect. This room easily accommodates a dining table and chairs, making it ideal for family gatherings or formal dining.

The first floor comprises four well-proportioned bedrooms and a family bathroom. Bedroom One is a spacious main bedroom features a window overlooking the front aspect, pendant lighting, and ample room for a king-sized bed and bedside tables. It also boasts a walk-in wardrobe and an ensuite shower room with a low-level WC and a hand wash basin. Bedroom Two is a bright room with a window to the front aspect, offering space for a single bed. Bedroom Three is a versatile room with windows to the front and side aspects, pendant lighting, space for a king-sized bed, and wooden flooring. Bedroom Four Over looks the rear garden, this bedroom includes pendant lighting, wooden flooring, and space for a single bed. Family Bathroom: The main bathroom features a window overlooking the rear aspect, a bath with a shower attachment, a low-level WC, and a hand wash basin.

The loft room is a spacious and adaptable area, offering potential as an additional bedroom, office, or games room, catering to various needs. This home seamlessly blends character with functionality, offering ample living space and charming features throughout.



Property Information

-  **FREEHOLD PROPERTY**
-  **DRIVING FOR OVER 10 CARS**
-  **FOUR RECEPTIONS**
-  **SWIMMING POOL**
-  **BUILT IN THE 1930S**
-  **COUNCIL TAX BAND G - £3902.75**
-  **FOUR BEDROOMS**
-  **TWO BATHROOMS**
-  **GARAGE & CARPORT**
-  **SECLUDED GARDEN**

| | | | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |  |
| x4 | x4 | x2 | x8 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Front Of House

As you approach the property, a secluded driveway guides you to the expansive private driveway. Upon arrival, you are greeted with picturesque views of the home, immediately highlighting its impressive curb appeal and the abundance of parking available. The driveway is flanked by two well-maintained lawned areas, offering a touch of greenery and charm. Additional features include a carport and convenient access to the garage, enhancing both functionality and convenience.

Rear Garden

The rear garden is a delightful space, boasting a spacious patio adorned with a stunning wisteria, perfect for outdoor entertaining or relaxing. Beyond the patio lies a well-kept lawn, complemented by mature planting that adds charm and privacy to the setting. A charming summer house enhances the garden's appeal, while a picket fence discreetly encloses a unique jelly bean-shaped swimming pool, creating a private oasis. Fully enclosed, the garden provides a safe and secure environment, making it ideal for both children and pets.

Tenure

Freehold

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Potential Rental Income

£3,750- £4,000 per calendar month

Transport Links

The property benefits from convenient access to several nearby train stations, with Langley station located just 1.8 miles away, followed by Iver station at 2.0 miles, and Uxbridge station at 2.4 miles. Additionally, for motorists, the residence enjoys a short drive to the M40 (J1) and M25 (J16) motorway network, enhancing connectivity to various destinations within the region.

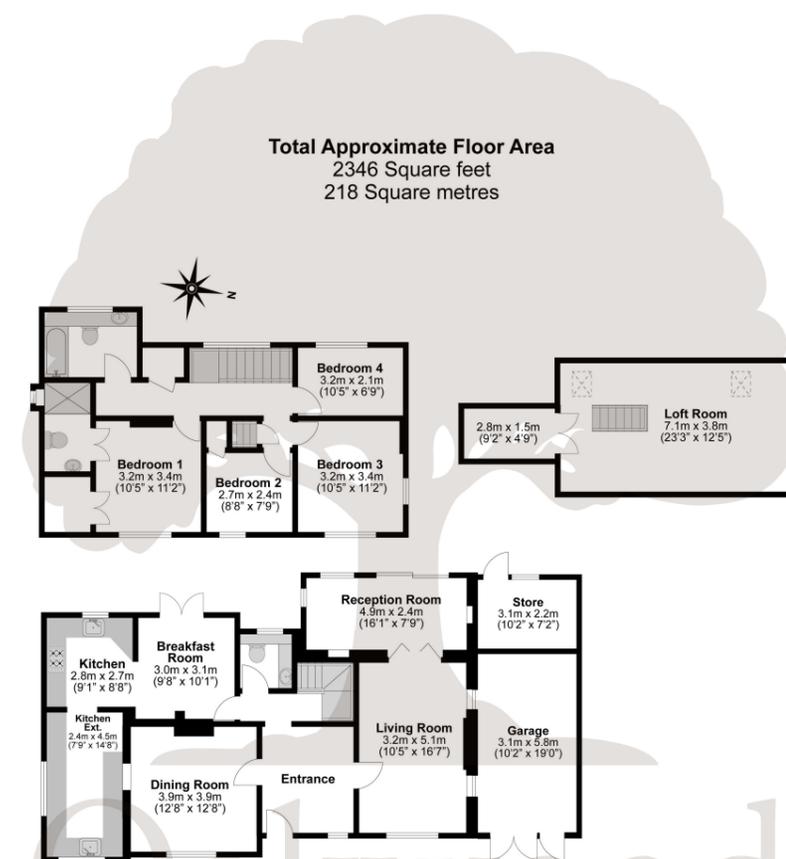
Schools

Within close proximity to the property, families will find a range of primary schools, including Iver Heath Infant School and Nursery and Iver Heath Junior School, both situated just a short walk away. Additionally, The Iver Village Junior School and Iver Village Infant School are slightly further away. For secondary education, options include The Langley Academy, Langley Grammar School, and St Bernard's Catholic Grammar School, all within a 2.6-mile radius, as well as Bishopshalt School, located 3.1 miles away. These schools offer convenient access to quality education for families residing in the area.

Council Tax

Band G

Floor Plan



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.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 80 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |