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SPECIALISTS IN PROPERTY



100 Thorney Mill Road, Iver, Buckinghamshire. SL0 9AR.

£1,600,000 Freehold

An opportunity to purchase this unique detached house with land and gardens of over 5 acres, which back onto the Colne Brook and also Goodwins Pool Lake.

Other excellent benefits include a large self contained bungalow/self contained annexe in addition to three spacious outbuildings towards the front of the plot, parking for at least 20 cars, plus an outdoor swimming pool in the back garden.

The extra attached land is approached by either a bridge over the Colne Brook, or via a separate entrance from Thorney Mill Road. This space is perfect for someone with equestrian interests and who is looking to add stables, as two of the above mentioned outbuildings would be ideal potential stables.

In total there is 2450 square foot of accommodation on offer. The main house has a ground floor that consists of a double aspect living room with french doors opening onto your gardens, a double aspect kitchen, a dining room, study, bathroom with panel bath and separate shower cubicle, and a lovely conservatory offering stunning views over the pool and grounds.

Upstairs are four well proportioned bedrooms, all of which have double wardrobes, one having its own balcony, and another with an ensuite shower room.

Attached to the side of the main house and accessed from the garden is a sauna with utility/shower room.

The detached bungalow/annexe features a 18'6 x 17'5 living area/kitchenette, along with a 17'6 x 6'9 bedroom and a shower room. We would expect rental income for this space to be in the region of at least £900 - £1000 per calendar month.

The third of the outbuildings is best for use as a garage/workshop as it measures some 22'11 x 13'11.



## THE AREA

This property is well placed and set back from Thorney Mill Road while also being very close to Thorney Park Golf Course, a petrol Station plus offering quick access to Heathrow, the M4 and the motorway network.

Situated near the Richings Park border, an excellent location which is also walking distance to Iver Station and the pending Crossrail service, plus West Drayton Station and its High Street with many amenities.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

The areas surrounding Iver have an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



### Important Notice

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23 High Street  
Iver Buckinghamshire SL0 9ND

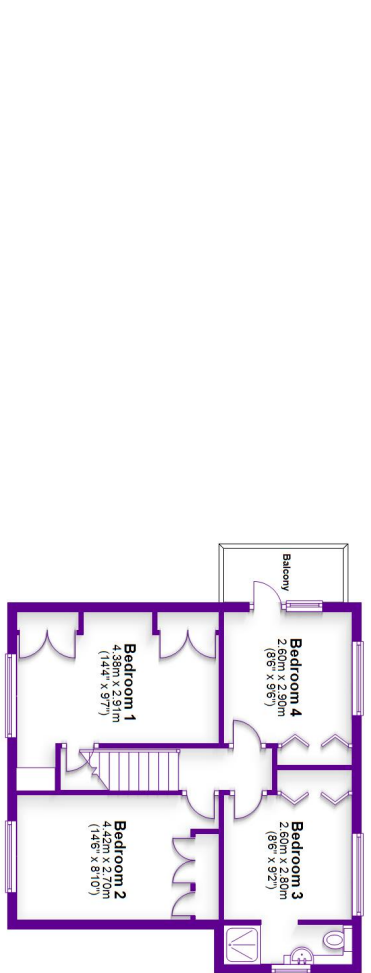
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**Ground Floor**  
Approx. 176.6 sq. metres (1901.3 sq. feet)



**First Floor**  
Approx. 511.1 sq. metres (5481.8 sq. feet)



**Total area, approx. 227.7 sq. metres (2450.9 sq. feet)**

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The position and area of fixtures and fittings are approximate only.  
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