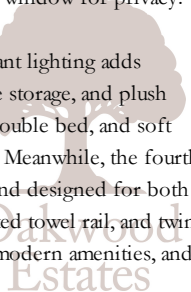












Oakwood Estates is delighted to present this exceptional five-bedroom, three-reception, semi-detached home, perfectly positioned at the end of the highly sought-after cul-de-sac, "The Poynings." Offering breathtaking views of the picturesque neighboring fields, this stunning property combines spacious living with modern convenience. The heart of the home is the impressive open-plan kitchen and family room, ideal for entertaining and family gatherings. The property also benefits from ample driveway parking for up to six cars, ensuring convenience for homeowners and guests alike. The generously sized, enclosed south-facing rear garden provides a private outdoor retreat, perfect for relaxation or outdoor entertaining. Additionally, the home is ideally situated just 1.1 miles from Iver Train Station, offering excellent transport links for commuters and easy access to surrounding areas. This remarkable property presents a rare opportunity to enjoy both countryside tranquility and urban connectivity.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, complete with a staircase leading to the first floor, an understairs storage cupboard, and access to the main living areas. The living room is a beautifully designed space, bathed in natural light from a large front-facing window. A charming feature fireplace adds warmth and character, while the room comfortably accommodates an L-shaped sofa. Flowing seamlessly through an open archway, the dining room is generously sized, featuring stylish spot-down lighting, a second feature fireplace, and ample space for a large dining table—perfect for hosting family meals or entertaining guests. The rich wooden flooring enhances the elegant feel, while an open layout leads effortlessly into the family room. In the open-plan kitchen and family area, contemporary design meets practicality. The family room is illuminated by sleek pendant lighting and boasts bi-folding doors that open onto the garden, creating an airy indoor-outdoor living experience. With space for multiple sofas, it's the ideal place to unwind. The kitchen is a chef's delight, featuring classic shaker-style wall-mounted and base-level units, a convenient breakfast bar, integrated ovens, a gas hob with an extractor fan, a modern sink with a mixer tap, an integrated dishwasher, and even a wine fridge for added luxury. An open doorway leads to the utility area, which continues the stylish cabinetry, offers space for an American-style fridge-freezer and washing machine, and provides access to both the side entrance and a versatile fifth bedroom/home office. The fifth bedroom/home office is a flexible space overlooking the driveway, easily accommodating a double bed or office furniture, with elegant wooden flooring enhancing its appeal. The downstairs WC is tastefully finished with metro tiles, a sleek hand wash basin with a vanity unit, a low-level WC, and a frosted window for privacy.

Upstairs: The main bedroom is a luxurious sanctuary, featuring large windows that frame stunning views of the surrounding fields. Pendant lighting adds sophistication, while the spacious layout comfortably fits a king-sized bed. A dedicated dressing area with built-in wardrobes ensures ample storage, and plush carpeting completes the cozy ambiance. The second bedroom overlooks the rear garden and offers a large built-in wardrobe, space for a double bed, and soft carpeting. The third bedroom, positioned at the front of the property, also includes a generous built-in wardrobe and space for a double bed. Meanwhile, the fourth bedroom is ideal for a child's room or study, featuring a front-facing window and space for a single bed. The family bathroom is fully tiled and designed for both style and functionality, featuring a bathtub with a shower attachment, a contemporary hand wash basin with a vanity unit, a low-level WC, a heated towel rail, and twin windows that fill the space with natural light. This thoughtfully designed home blends elegance with practicality, offering spacious interiors, modern amenities, and breathtaking views—all within a prime location.



Property Information

-  **FREEHOLD PROPERTY**
-  **FOUR/FIVE BEDROOMS**
-  **THREE/FOUR RECEPTION ROOMS**
-  **ENCLOSE REAR GARDEN**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **COUNCIL TAX BAND F (£3,468 P/YR)**
-  **DRIVEWAY PARKING FOR 6 CARS**
-  **DOWNSTAIRS WC**
-  **1.1 MILES TO IVER TRAIN STATION**
-  **CUL-DE-SAC LOCATION**

					
x5	x2	x1	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

The front of the property boasts a generously sized block-paved driveway, providing ample parking for up to six cars. A gated side entrance offers convenient access to the rear garden, while a charming hedge on one side enhances privacy. On the opposite side, a fence frames stunning open views of the picturesque fields, adding to the home's idyllic setting.

Rear Garden

The fully enclosed rear garden provides a safe and private outdoor space, perfect for children and pets. It features a spacious patio area, ideal for entertaining and al fresco dining, along with a well-maintained lawn for relaxation and play. A pathway leads to a generously sized family shed, offering excellent storage. On the left, a charming brick wall frames breathtaking views of the open fields, while a fence on the right enhances privacy, creating a peaceful and inviting retreat.

Tenure

Freehold

Council Tax Band

Band - F (£3,468 p/yr)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultra Fast

Travel Links

Iver Station is conveniently situated just 1.1 miles away, ensuring easy access to transportation. For those traveling a bit farther, Langley (Berks) Station and West Drayton Station are only a short drive away. Whether you're commuting locally or heading beyond, these nearby stations offer excellent travel options.

Schools

In the vicinity, there are several educational institutions catering to various age groups and preferences. These include Iver Village Infant School, The Iver Village Junior School, Holy Family RC School, Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there is the potential for enrollment in esteemed institutions such as Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School, Herschel Grammar School, among others, offering a diverse range of educational opportunities for students in the area.

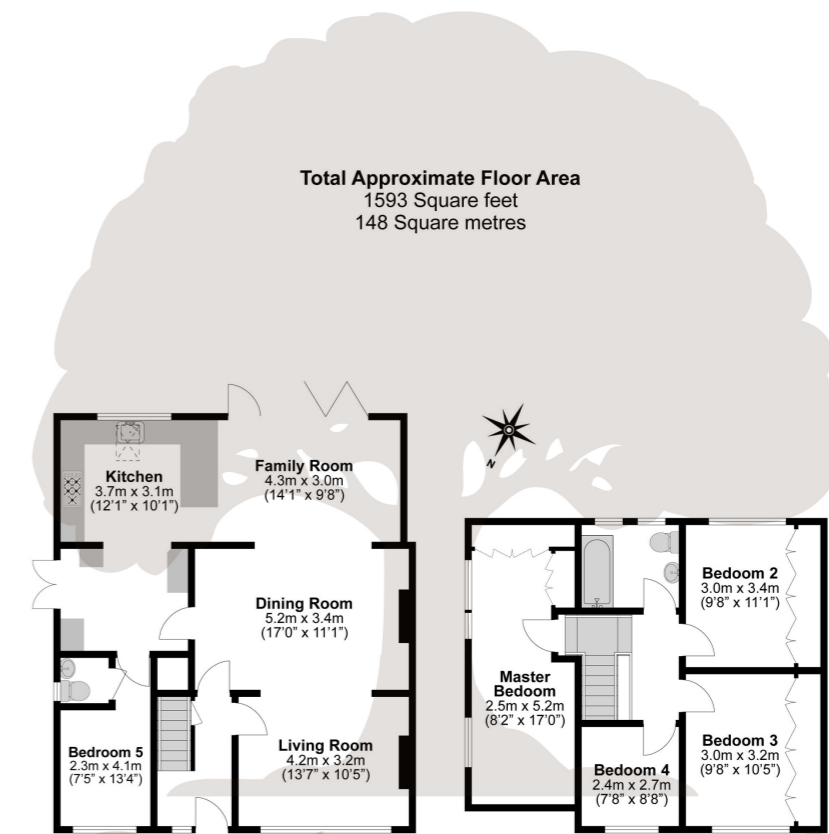
Area

Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

Council Tax

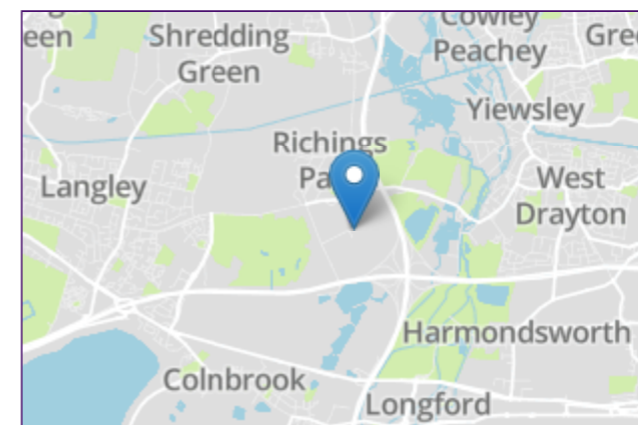
Band F

Floor Plan



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**

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		79
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			