



Oakwood Estates is thrilled to offer for sale this exquisite and expanded detached property boasting four/five bedrooms, two reception rooms with study. Exclusively presented to the market, this home has undergone a comprehensive refurbishment by its current owners, resulting in a remarkable living space. The property's highlight is the breathtaking Kitchen/Family/Dining room, which features bi-fold doors and window that seamlessly connect the interior to the rear garden. Additionally, the rear bedrooms and loft room offer captivating views of the picturesque farmland beyond. Upon entering the property, you are welcomed into a spacious entrance hallway that exudes an inviting atmosphere, illuminated by modern spot lighting. The hallway is adorned with dark oak wooden flooring, adding a touch of elegance, and features a window that overlooks the front, allowing natural light to cascade in. A carpeted staircase ascends to the first floor, enhancing the warmth of the entryway. This space is not only aesthetically pleasing but also highly functional, equipped with a convenient downstairs WC, wet room, a storage closet, and a dedicated cloakroom area for coats and shoes. From the hallway, you can access a variety of living spaces, including the study, sitting room, and the expansive Kitchen/Family/Dining room, as well as a utility room. The study is a tranquil haven with two windows facing the front, creating a bright and peaceful workspace. This room offers ample space for bookshelves or filing cabinets, making it an ideal spot for focused work or study. Moving into the sitting room, you'll notice a harmonious blend of lighting options, including spotlights, coving, and a pendant light that enhances the room's ambiance. The dual-aspect windows flood the space with natural light, creating a welcoming atmosphere. Double glass doors lead seamlessly into the kitchen/dining/living area, making it easy to entertain guests or keep an eye on activities in the adjoining spaces. The sitting room is finished with herringbone dark oak flooring, providing a sophisticated backdrop that allows for versatile furniture arrangements. The Kitchen/Family/Dining area is impressively spacious, thoughtfully divided into three distinct sections, each featuring exquisite porcelain tiled flooring with an inlaid border and underfloor heating, ensuring comfort year-round. The utility room offers practical features, including space for a washer and dryer, plumbing for a sink, and housing for the boiler and Mega-flow system, keeping everything organized and out of sight. The kitchen itself is a chef's dream, well-lit by both spotlights and skylights, creating an airy and bright cooking space. It is fitted with a combination of eye-level and base shaker kitchen units, providing a timeless yet contemporary feel. High-quality Neff integrated appliances—including a large fridge and freezer, double oven, and a large range gas hob with a pot filler—cater to all culinary needs. A large kitchen island with a breakfast bar not only adds functionality but serves as a stylish focal point, with elegant quartz worktop surfaces elevating the overall design. Adjacent to the kitchen, the dining area offers a warm and inviting space, illuminated by spot lighting that sets the perfect ambience for gatherings. There is ample room to accommodate a large dining table and chairs, making it an ideal setting for family meals or entertaining guests. Bi-folding doors seamlessly connect this space to the rear garden, inviting the outdoors in and enhancing the overall flow of the home. The living area within this expansive room is equally bright and welcoming, featuring spot lighting and a large skylight that bathes the space in light. The bi-folding doors not only provide easy access to the garden but also create a fluid transition between indoor and outdoor living. With plenty of room for a large L-shaped sofa, this area is perfect for relaxation and entertainment, making it the heart of the home where family and friends can gather comfortably. Overall, the ground floor presents a thoughtfully designed layout that balances functionality with elegant style, making it an ideal space for modern living and entertaining. The first floor of the property is designed to provide a harmonious blend of comfort and functionality, featuring four well-appointed bedrooms and a thoughtfully designed family bathroom. Bedroom One is a spacious retreat, perfect for relaxation. It features a combination of spot and pendant lighting that enhances its ambience. With ample room for a king-sized bed and bedside tables, this bedroom also includes a built-in storage cupboard, ensuring that you can keep your space organized. A window overlooking the front of the property allows natural light to fill the room, creating a warm and inviting atmosphere. Bedroom Two mirrors this spaciousness, with enough room for a king-sized bed and a wardrobe. It also boasts a window that overlooks the front, providing a lovely view and additional light. Attached to this bedroom is a fully tiled ensuite, which is a highlight of the floor. The ensuite includes a window with a rear aspect, allowing for ventilation and natural light. Its modern design features a walk-in shower cubicle, a hand wash basin with a sleek mixer tap, a vanity unit for added storage, and a low-level WC, all designed for convenience and style. Bedroom Three is ideal for a single bed and wardrobe, making it perfect for children or guests. This room provides access to a flight of stairs leading up to the converted loft, which offers a versatile large space suitable for a double bed or a variety of other uses, such as a home office or play area. The loft is illuminated by two large Velux windows, enhancing the airy feel of the space, complemented by spotlights that add a contemporary touch. The family bathroom is a well-considered space that balances functionality and aesthetic appeal. Fully tiled and featuring a window that invites in natural light, it includes a hand wash basin with a stylish vanity unit, a walk-in shower, and a low-level WC. This room is designed to meet the needs of a modern family, ensuring convenience for daily routines. Finally, Bedroom Four is another inviting space suitable for a double bed and wardrobe. It features a window that offers stunning views of the fields behind the property, creating a serene backdrop that enhances the room's appeal.

Property Information

-  FREEHOLD PROPERTY
-  RECENTLY EXTENDED
-  OPEN - PLAN LIVING ROOM / KITCHEN / DINING AREA
-  LARGE GARDEN BACKING ONTO FIELDS
-  GOOD SCHOOL CATCHMENT AREA
-  DETACHED 4 BED HOUSE
-  3 BATHROOMS
-  DRIVEWAY PARKING
-  CLOSE TO LOCAL RAILWAY STATION
-  QUIET ROAD

					
x4	x1	x3	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

Situated at the front of the property is a spacious block-paved driveway that offers ample off-street parking for several cars. This convenient feature ensures that parking is readily available for residents and visitors alike. The driveway also provides gated access to the rear garden, allowing for easy movement between the front and back of the property. In addition to the driveway, there are mature shrubs that enhance the visual appeal of the property's frontage.

Rear Garden

At the rear of the property, you will find a delightful South west facing garden that offers a range of features for relaxation and recreation. A spacious patio area provides abundant room for garden furniture, creating an inviting space to unwind and entertain outdoors. Adjacent to the patio, there is a substantial lawn area that offers plenty of open space for various outdoor activities. Towards the rear of the garden, you'll discover a practical garden shed, providing convenient storage for tools, equipment, or other items and a greenhouse creating a perfect space for gardening enthusiasts and nature lovers alike.

Beyond the property, a stunning view unfolds, showcasing expansive fields that stretch into the horizon, framed beautifully by mature trees. These trees, create a natural barrier that enhances the sense of privacy and seclusion, allowing you to immerse yourself in the beauty of the landscape.

Tenure

Freehold

Council Tax Band

Band F (£3302p/yr)

Internet Speed

Ultra Fast

Mobile coverage

5G voice and data

School Catchment

Iver Heath Infant School and Nursery
Iver Heath Junior School
The Chalfonts Community College
Burnham Grammar School
Beaconsfield High School
John Hampden Grammar School
Plus many more.

Transport Links

Langley (Berks) Rail Station - 0.89 miles away
Iver Rail Station - 1.18 miles away
Uxbridge Underground Station - 2.94 miles away

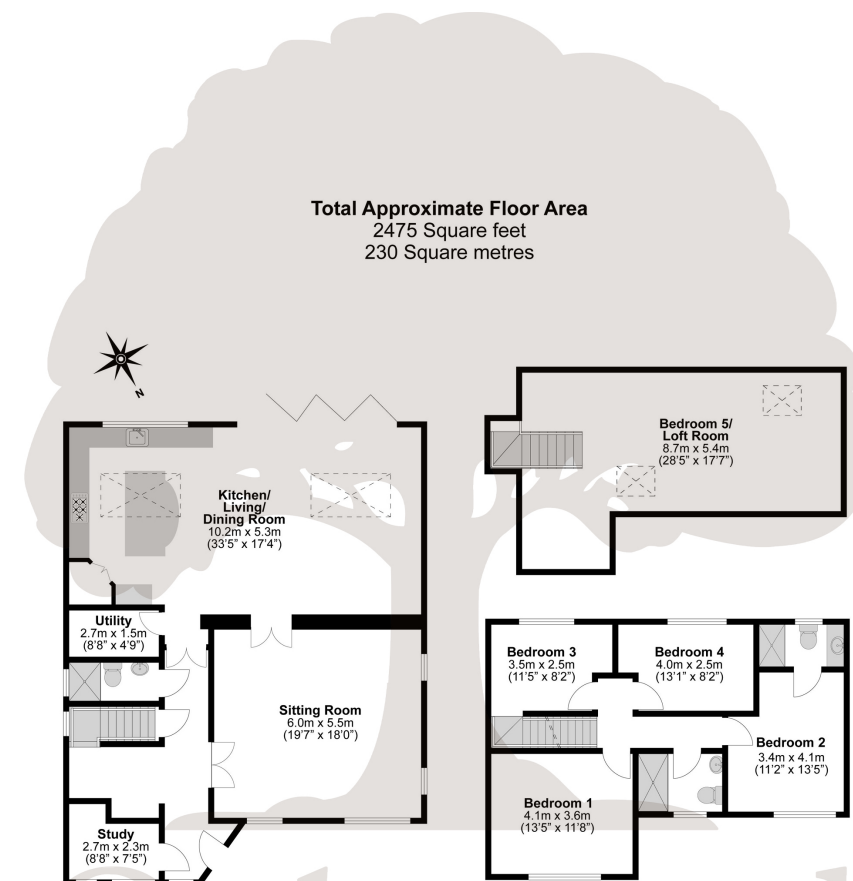
Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.

Council Tax

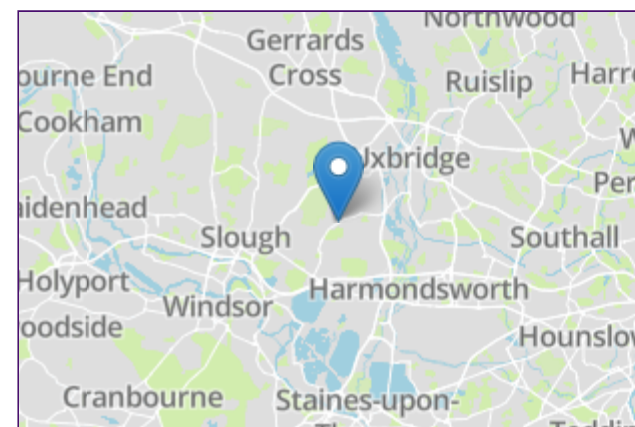
Band F

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	