



Hollow Hill Lane,

Iver



Oakwood
Estates







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Iver



Oakwood Estates proudly presents this charming Grade II listed character home, nestled at the heart of approximately 4 acres of private grounds, accessed via a long driveway. Believed to date back to the 16th century, with later additions, this beautifully maintained property spans over 6,000 sq. ft. and retains many original features. It offers 6 bedrooms, 4.5 bathrooms, 6 reception rooms, and a spacious kitchen/breakfast area. The stunning outdoor space boasts a manicured English garden, a hot tub, a large patio overlooking the expansive rear gardens, and a tree-lined plot complete with a moat. While privately situated, the property is within walking distance of the Elizabeth Line station and benefits from excellent transport links to the M25, M4, and M40.

The ground floor of this remarkable home offers an impressive six reception rooms, each with its own distinct character and charm. The drawing room, flooded with natural light from its front and rear aspect windows, is elegantly divided into a formal sitting area with a striking grand fireplace and a dining space that seamlessly blends style and functionality. Adjacent to this, a regal second reception room exudes sophistication, featuring a large, ornate fireplace. Currently used as a games and bar room, it provides the perfect setting for relaxation and entertainment. The remaining reception rooms include a formal dining room, ideal for hosting dinners, and two inviting family TV rooms, thoughtfully designed for comfort and everyday living. At the rear of the property, the spacious kitchen/breakfast room becomes a central hub, complete with a breakfast bar for casual dining and glass doors that open directly to the garden, inviting the outdoors in. Completing the ground floor are a practical utility room and a sunroom, which offers tranquil views and convenient side access to the home.

The upper levels of the home are equally impressive, featuring six generously sized bedrooms and four bathrooms. The primary suite is a luxurious retreat, highlighted by a spacious walk-in dressing room with ample storage, ensuring a blend of convenience and elegance. On the second floor, two additional bedrooms stand out, each thoughtfully designed with its own bathroom and cozy sitting area, offering flexibility to serve as private guest suites or independent living spaces.

Outside

The outdoor space is equally captivating. Enter the grounds through imposing electric gates, which open to a long, winding driveway leading to the stately front entrance. The impeccably landscaped English garden surrounding the home provides a serene backdrop, complete with a hot tub for relaxation. At the rear, a large patio serves as an ideal venue for entertaining, barbecues, or simply enjoying the outdoors, overlooking an expansive, manicured lawn. The grounds are further adorned with mature trees and shrubs that line the plot, ensuring privacy and tranquility.

Tenure

Freehold

Location

Iver perfectly combines rural charm with modern convenience, making it an ideal place to call home. Its peaceful setting, characterized by rolling green fields and ancient woodlands, offers a serene escape from the hustle and bustle of city life. Despite its tranquil ambience, Iver benefits from excellent transport connections, including the M25, M4, and M40, as well as access to the Elizabeth Line, providing easy travel to central London.

This seamless blend of quietude and accessibility is complemented by a vibrant community spirit and a variety of local amenities. Residents can enjoy quaint village shops, cosy pubs, and recreational facilities, all contributing to Iver's appeal as a truly desirable place to live.

Transport Links

NEAREST STATIONS
Langley Station - 0.5 miles
Iver Station - 1.3 miles
Slough Station - 2.4 miles

Schools

The property is conveniently located near several excellent schools. The official school catchment area includes Iver Infant School and Nursery, Iver Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School. However, several additional local schools, including grammar schools like Langley Grammar, are now also within the catchment area.



Key Features

- Freehold
- Grade II Listed
- Approx. 4 Acres of Private Grounds
- Bomb Shelter
- 6 Receptions
- Council Tax Band - H £4,683.30
- 6 Bedrooms
- 4 Bathrooms
- 0.5 miles to Langley Station (Cross Rail)
- Gated Access



x6

Bedrooms



x6

**Reception
Rooms**



x4

Bathrooms



x10

**Parking
Spaces**



Y

Garden



N

Garage



Marketing Office Contact Details



31, High Street, Iver, SL0 9ND



01753 201931 

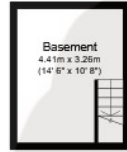


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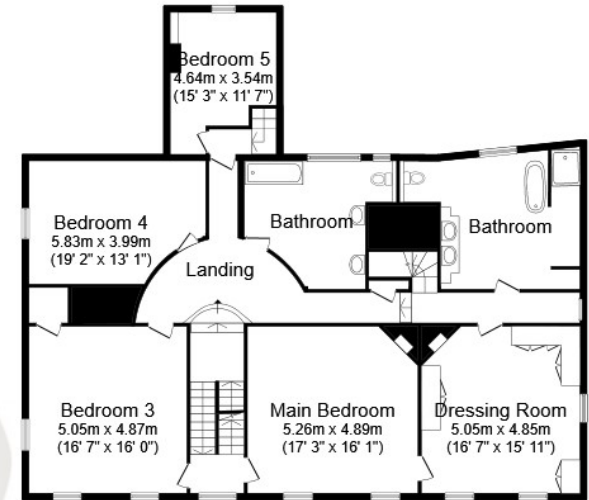
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Property Location

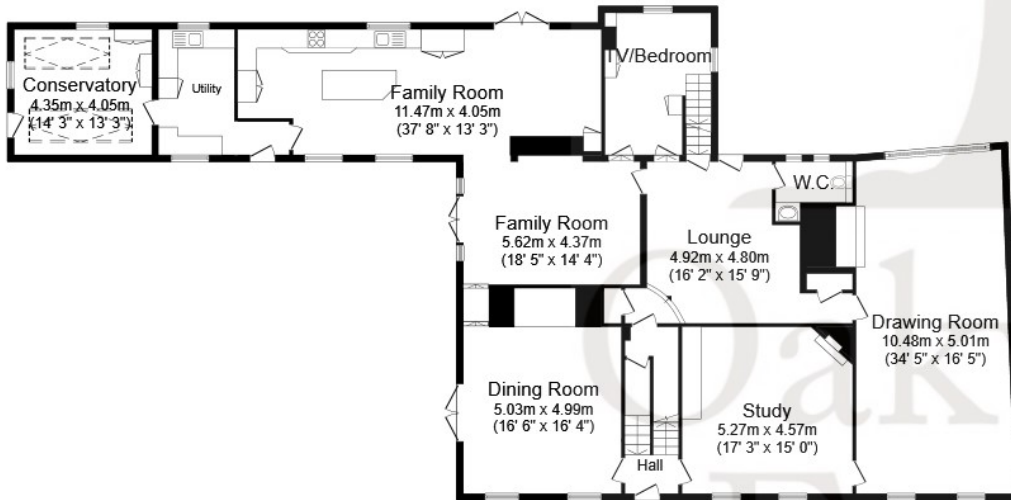




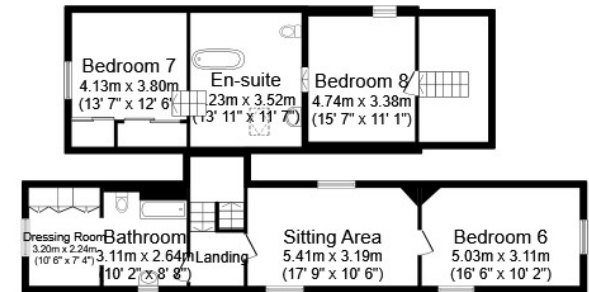
Basement
Floor area 14.2 m² (153 sq.ft.)



First Floor
Floor area 198.1 m² (2,132 sq.ft.)



Ground Floor
Floor area 271.2 m² (2,919 sq.ft.)



Second Floor
Floor area 100.5 m² (1,082 sq.ft.)

TOTAL: 584.0 m² (6,287 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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