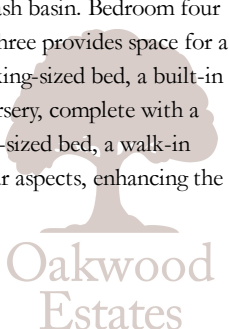




Oakwood Estates is delighted to introduce this stunning 5-bedroom, 3-bathroom family home, offering an exceptional blend of space, style, and potential for further development. The property boasts three elegant reception rooms, providing ample space for both formal entertaining and relaxed family living. The heart of the home is a beautifully designed open-plan kitchen and dining area, perfect for modern lifestyles and gatherings. Occupying a substantial 0.607-acre plot, this residence presents a rare opportunity with approved planning permission for significant enhancements. Plans include a two-storey side and rear extension, the addition of a habitable room within the existing roof space, two rear dormer windows, and internal layout modifications. Furthermore, the current garage is set to be transformed into a versatile living space, complemented by a newly proposed outbuilding within the expansive garden. Adding to its appeal, the property features a vast gated driveway capable of accommodating at least 20 vehicles, making it ideal for large families or those requiring extensive parking. With its impressive footprint, approved expansion potential, and excellent location, this home offers an outstanding opportunity for buyers seeking a luxurious yet practical living space.

Upon entering the property, you step into a welcoming porch that leads into a spacious hallway. From here, a staircase rises to the first floor, and doors provide access to the reception rooms, kitchen, and garage. The living room, measuring 14'4" x 19', is a bright and inviting space featuring a charming fireplace, twin windows on either side, and French doors that open out to the garden. The study, measuring 14'4" x 11'5", overlooks the driveway and side aspect, offering a peaceful workspace complete with built-in study furniture. Additionally, the ground floor includes a guest WC, a cozy TV room, a practical utility room, and a generously sized open-plan kitchen/dining area. The kitchen is fitted with a stylish shaker-style design, integrated appliances, and a breakfast bar, while the spacious dining area enjoys natural light from windows and French doors that offer views of and access to the rear garden.

Ascending to the first floor, you'll find a fully tiled family bathroom featuring a shower, bathtub, and a vanity unit with a hand wash basin. Bedroom four comfortably accommodates a double bed, includes a built-in wardrobe, and has a window overlooking the front aspect. Bedroom three provides space for a king-sized bed, features a built-in wardrobe, and also benefits from a front-facing window. Bedroom two offers ample space for a king-sized bed, a built-in wardrobe, an en-suite shower room, and a window overlooking the rear garden. Bedroom five is ideal as a single bedroom or nursery, complete with a wardrobe and a rear-facing window. The main bedroom is a true retreat, featuring a spacious sleeping area with room for a king-sized bed, a walk-in wardrobe, and a luxurious en-suite with both a bathtub and a shower. Large windows provide stunning views over the side and rear aspects, enhancing the room's bright and airy feel.





Property Information

-  FREEHOLD PROPERTY
-  PLOT/LAND AREA 0.607 ACRES
-  FIVE BEDROOMS
-  THREE BATHROOMS
-  CLOSE TO STATION AND LOCAL MOTORWAY LINKS
-  COUNCIL TAX BAND H (£4,572 P/YR)
-  GRANTED PLANNING PERMISSION
-  FOUR RECEPTIONS
-  PARKING FOR AT LEAST 20 CARS
-  GREAT SCHOOL CATCHMENT AREA



x5

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x15

Parking Spaces



Y

Garden



Y

Garage

Front Of House

At the front of the property, a sweeping, gated gravel driveway offers an impressive approach, providing secure parking for at least 20 vehicles. Designed for both convenience and curb appeal, the expansive driveway allows for easy maneuvering while enhancing the property's sense of grandeur. Flanking either side, beautifully maintained lawned areas add a touch of greenery, creating a welcoming atmosphere. Mature trees and carefully selected planting not only enhance privacy but also contribute to the property's charming, well-established aesthetic. This thoughtfully designed frontage ensures a striking first impression while maintaining a balance of elegance and practicality.

Rear Garden

The expansive rear garden offers a beautifully designed outdoor space, ideal for both relaxation and entertaining. A generous patio area provides the perfect setting for outdoor dining and gatherings, while a well-defined pathway leads towards the rear of the garden. The space is enriched by mature trees and thoughtfully landscaped planting, creating a serene and private atmosphere. A vast lawned area offers plenty of room for recreational activities, making this the perfect garden for the whole family to enjoy.

Tenure

Freehold Property

Council Tax Band

Band - H (£4,572 p/yr)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Plot/Land Area

0.607 acres

Planning Permission

PL/23/1820/FA | Two storey side and rear extension with a habitable room within the existing roof with the addition of 2 rear dormers and internal alterations, garage converted to living space.

Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

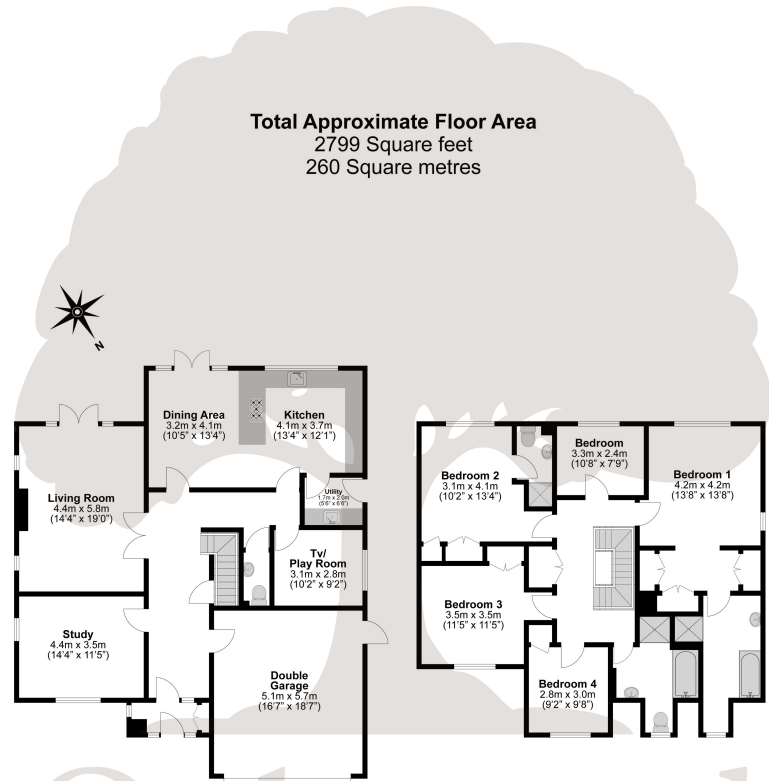
Locations

Richings Park is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Richings Park has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centers of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

Council Tax

Band H

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.

