

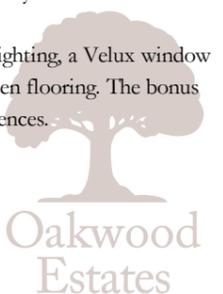


Oakwood Estates proudly introduces this distinctive character cottage that exudes charm and warmth. This remarkable residence features four/five bedrooms, offering flexibility for your needs, along with a dedicated study area ideal for work or leisure pursuits. Within a spacious kitchen breakfast room beckons, perfect for gatherings and culinary adventures. A thoughtfully designed en-suite shower room enhances comfort and convenience, while a utility room adds practicality to daily living. Beyond the main dwelling, discover a collection of outbuildings, each with its own potential for storage, workshops, or creative endeavours, further enhancing the property's appeal. Situated in a semi-rural oasis, you'll enjoy the tranquility of the surroundings, while still being within easy reach of essential amenities. Embrace the outdoors with a generous land area of 0.21 Acres (832.00 Sq.M.), offering ample space for recreation or potential expansion. Nestled against expansive open fields and boasting stunning vistas, this exceptional period property ensures the utmost privacy and tranquillity.

Upon entering the property, you're welcomed into an inviting entrance porchway leading to the sitting room. This cosy space boasts a sash window offering views of the front aspect, complemented by pendant and wall-mounted lighting, a classic brick fireplace, and ample room for seating on a couple of sofas. Wooden flooring adds to the rustic charm, with an open layout leading seamlessly to the dining room. The drawing room presents a serene retreat, featuring another sash window overlooking the front aspect and French doors opening to the rear garden. A focal point is a brick-feature fireplace with a wood-burning stove, creating a cosy ambience. There's plenty of space for a large L-shaped sofa, and soft carpeting underfoot enhances the comfort.

Ascending to the first floor, you'll find two bedrooms, a study area, and a family bathroom. Bedroom one offers a tranquil haven with pendant lighting, built-in wardrobes, and space for a king-size bed. Bedroom two boasts its own en-suite, complete with modern amenities and a serene garden view. The study area provides a conducive space for work or relaxation, with views extending over the rear garden and fields beyond.

Continuing to the second floor, you'll discover two additional bedrooms and a versatile bonus room. Bedroom three features spotlighting, a Velux window offering natural light, and ample space for a double bed. Bedroom four offers similar amenities, including eaves storage and wooden flooring. The bonus room offers flexibility, serving as an additional bedroom or multifunctional living space according to your preferences.



-  FREEHOLD PROPERTY
-  FOUR/FIVE BEDROOMS
-  FIVE OUTBUILDINGS AND A CARPORT
-  PARKING FOR OVER THREE CARS
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E (£2,794 P/YR)
-  THREE RECEPTION ROOMS
-  POTENTIAL TO EXTEND (S.T.P.P)
-  GENEROUS GARDEN
-  CLOSE MOTORWAY NETWORKS

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5 | x2 | x3 | x3 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |



Ground Floor
Floor area 96.3 m² (1,037 sq.ft.)

First Floor
Floor area 58.2 m² (627 sq.ft.)

Second Floor
Floor area 47.3 m² (509 sq.ft.)

Outbuilding
Floor area 92.2 m² (992 sq.ft.)

TOTAL: 294.0 m² (3,165 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

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.

Outside

As the electrically operated gate swings open, it reveals not just a garden, but a captivating and expansive outdoor sanctuary. The mature garden exudes a sense of tranquillity and charm, with lush greenery and well-tended landscaping creating a picturesque backdrop. Stretching out before you is a generous parking area, providing ample space for multiple vehicles. Adjacent to this, a sturdy carport offers shelter for up to three cars, seamlessly connected to the garage and workshop for convenient access. But the offerings don't end there. Tucked away at the rear of the garden lies a hidden gem—a workshop and storage area ready to fulfil a multitude of needs. Whether you're a hobbyist in need of workspace, a DIY enthusiast seeking a place to tinker, or simply require additional storage space, these facilities provide ample room and versatility. And let's not forget about the outdoor entertainment possibilities. A sizable paved patio area beckons, offering the ideal setting for al fresco dining, leisurely gatherings, or simply basking in the sun on lazy afternoons. In essence, this property's outdoor amenities not only cater to practical needs but also enhance the overall lifestyle, providing space for relaxation, recreation, and creative pursuits amidst the beauty of nature.

Tenure

Freehold

Council Tax Band

E (£2,794 p/yr)

Plot/Land Area

0.21 Acres (832.00 Sq.M)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Area

The area boasts a rich educational landscape, including prominent institutions such as Iver Village Junior School, Iver Village Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Transport Links

Convenient transportation options abound in the vicinity, with Iver Station providing easy access to Crossrail services. Uxbridge Underground Station offers seamless connections to the London Underground network. Meanwhile, West Drayton Station provides additional railway links. For those preferring alternative routes, Denham Station lies a bit further at 3.18 miles, ensuring a range of commuting choices to suit various needs and preferences.

Area

Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks, including Black Park and Langley Park and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

Council Tax

Band E



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |