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SPECIALISTS IN PROPERTY



Syke Ings, Richings Park, Buckinghamshire. SL0 9EU.

£1,750,000 Freehold

**\*\*A magnificent and extended three storey executive home situated in the most desirable area of Richings Park. The property is located on a generous plot within walking distance of Iver Station, and therefore crossrail. Total accommodation on offer is 3457 square ft.**

A unique feature of this property is the detached 548 square ft annexe that is situated at the end of the garden, which has a 16' x 12'10 multi purpose room, kitchen, cloakroom plus three storage rooms. This space was previously used to run a business but has the potential to be used for other purposes or living accommodation subject to any necessary approvals.

The main house comprises of five bedrooms, five bathrooms and three reception rooms.

This high specification and thoughtfully redesigned property comes highly recommended and with that in mind, please contact us at your earliest convenience to arrange an internal viewing.

On the ground floor you have a generous hallway that gives you direct access to a 15'5 x 13'9 twin front aspect gym with floor to ceiling mirrors, a 18'6 x 16'6 living/dining room, a cloakroom, a double aspect 16'9 x 11'3 sitting room and a coat/comms cupboard. Also off of the hall is access to a lift which takes you to every floor.

The living/dining room is a great entertaining space and houses a log effect gas fire, with fully glazed french doors at the rear, giving you both views and access to the beautiful grounds.

Accessed from either the living room or the sitting room, you will find the 21'9 x 13'6 kitchen/breakfast room which has an array of modern units and also a centre island, with french doors leading out to the garden. From the kitchen you have direct access to a utility room.

Moving upstairs you will notice this area is flooded with natural light, which is partly due to a stunning front aspect feature window.

The first floor has four excellent sized bedrooms with three ensuites and a family bathroom, all fitted and presented to the highest standard.

Bedroom two measures some 18'11 x 10'11, has a feature window looking out onto the beautiful garden and a large ensuite.

Bedroom three is 11'3 x 11'1, has an ensuite and overlooks the garden, while bedroom four offers a front aspect, measures 11'1 x 10'3 and has a double



aspect ensuite.

Completing this floor is the 13'0 x 11'1 fifth bedroom and a family bathroom, that has a panel bath plus a separate shower cubicle.

The top floor houses the superb 17'1 x 14'4 master suite that offers stunning views of the garden, a dressing room, another ensuite.

To the front of the property is a spacious drive with ample off street parking, an enclosed lawn with irrigation system, outside tap and feature brick wall. There is also cabling for an electric car charging point.

To the rear, is a beautiful landscaped garden which has been immaculately maintained and is very secluded. There is a large patio with outside tap, plus an extensive lawn with irrigation system and lots of shrub and flower borders.

At the top end of the garden, outside the annexe, is a raised decking area and an attractive pond.

#### THE AREA

The property is located within walking distance of various local amenities and to Iver train Station, operated by the Great Western Railway to London, Paddington and Oxford, and of course now connected to Crossrail, which will further reduce journey times.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools.

The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Approximate Gross Internal Area

Ground Floor = 123.8 sq m / 1,332 sq ft

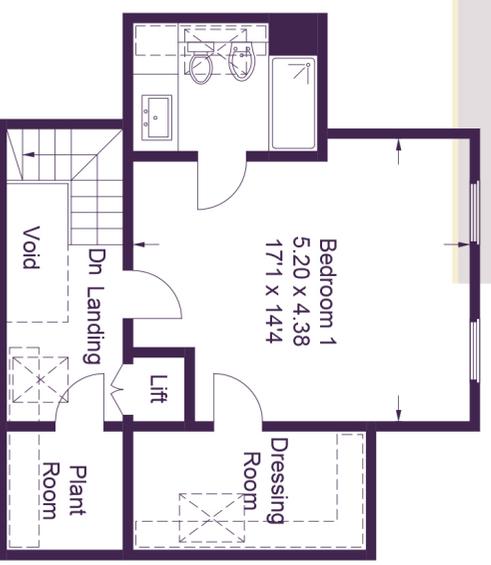
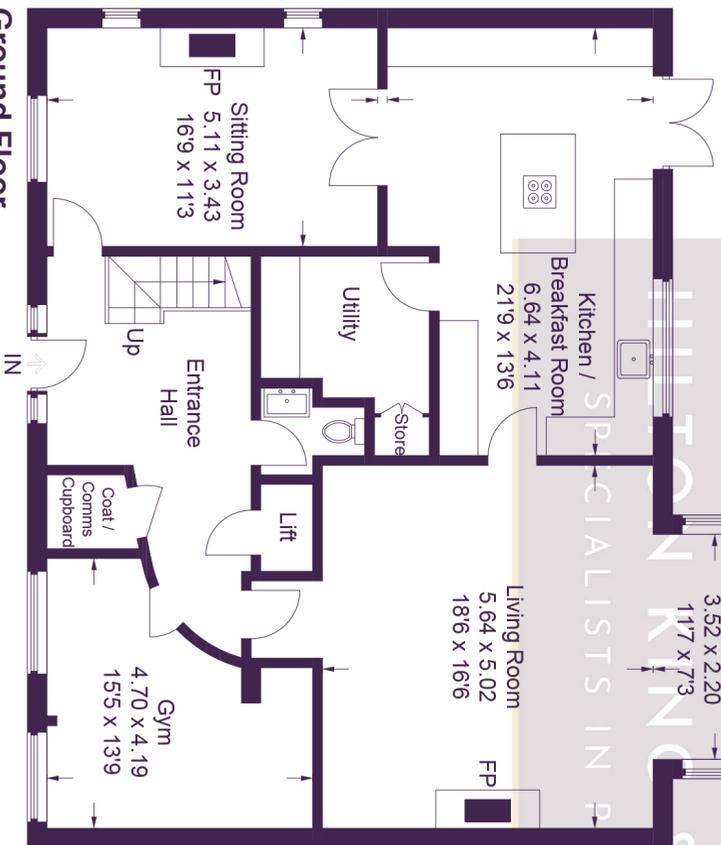
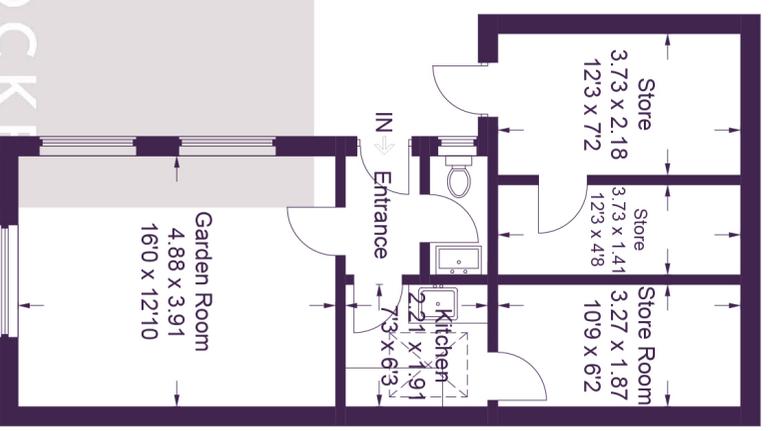
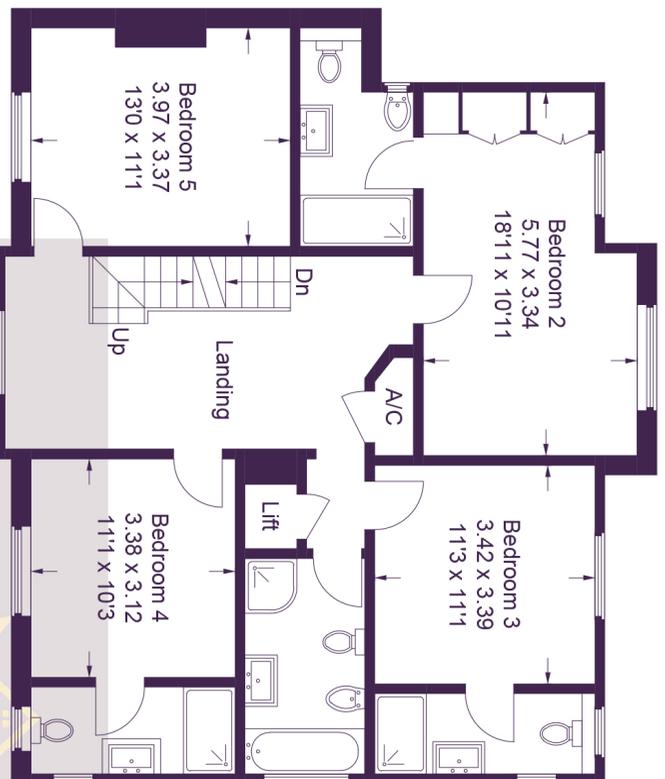
First Floor = 100.6 sq m / 1,083 sq ft

Second Floor = 45.9 sq m / 494 sq ft (Excluding Void)

Annexe = 50.9 sq m / 548 sq ft

Total = 321.2 sq m / 3,457 sq ft

 = Reduced headroom below 1.5m / 50



**Annexe**  
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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