

Oakwood Estates is thrilled to present this unique Grade II listed barn conversion, offering a rare opportunity to own a piece of history in a modern setting. This charming two-bedroom mid-terrace house is meticulously maintained and exudes character and elegance. It is part of an exclusive gated development, ensuring privacy and security. Nestled within the serene and picturesque Thorney Park Golf Course, the property boasts stunning views and tranquil surroundings. The idyllic location provides a perfect blend of rural charm and modern convenience, making it an ideal retreat from the hustle and bustle of city life. Whether you're a golf enthusiast or simply appreciate the beauty of nature, this property offers a unique and inviting lifestyle. With its exquisite design, prime location, and exceptional setting, this barn conversion is a true gem waiting to be discovered.

Upon entering the property, you are greeted by the entrance hallway which features tiled flooring and a staircase leading to the first floor. From the hallway, doors provide access to the WC, the living/dining room, and the kitchen. The WC includes a low-level toilet and a hand wash basin.

The kitchen is well-equipped, featuring spotlighting, a sash window with a view of the rear garden, a combination of wall-mounted and base units, an integrated oven and grill, an electric hob with an extractor fan, a sink with a mixer tap, and integrated appliances including a fridge freezer and dishwasher. The tiled flooring completes the modern look. The open-plan living/dining room is spacious and inviting, with wooden flooring throughout. French doors open to the garden, and a window offers a view of the front aspect. This room provides ample space for a large sofa and a dining table with chairs.

On the first floor, bedroom one is generously sized and includes pendant lighting, twin sash windows overlooking the front aspect, and space for a king-sized bed. It also features built-in wardrobes and carpeted flooring. The ensuite shower room includes a shower cubicle, a low-level toilet, and a hand wash basin. Bedroom two is equally charming, with pendant lighting, a sash window with a window seat overlooking the rear aspect, space for a double bed, a built-in wardrobe, and carpeted flooring. The main bathroom features a window with French shutters overlooking the rear garden, a part-tiled wall, a bathtub with a shower attachment, a hand wash basin, and a low-level toilet.

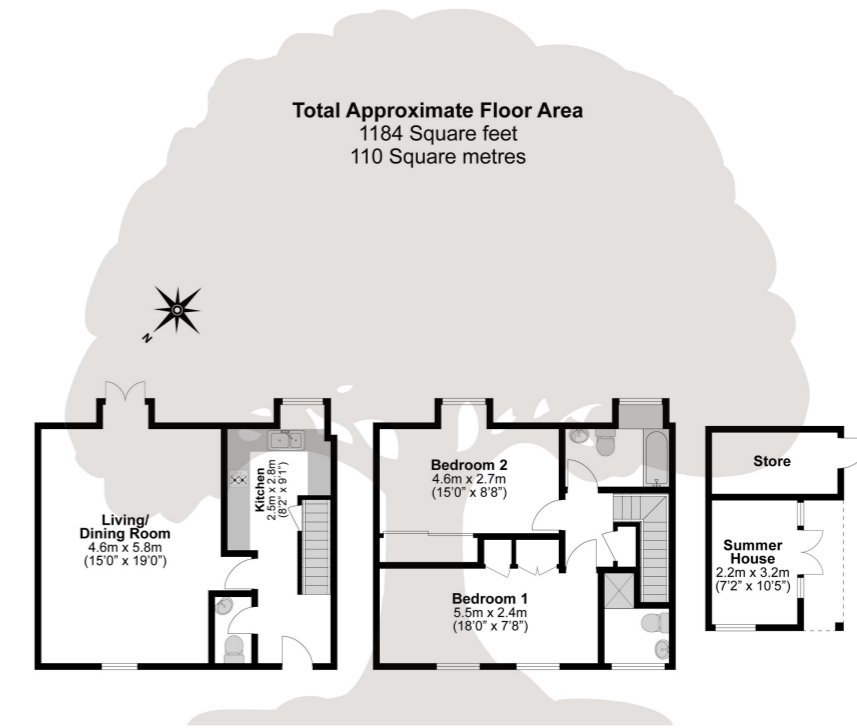


## Property Information

-  FREEHOLD PROPERTY
-  GATED AND ON A PRIVATE ROAD
-  OPENPLAN LIVING/DINING ROOM
-  TWO BATHROOM (1 EN-SUITE)
-  SUMMER HOUSE
-  COUNCIL TAX BAND E (£2,794 P/YR)
-  OFF STREET PARKING AND VISITOR PARKING
-  TWO DOUBLE BEDROOMS
-  ENCLOSED GARDEN
-  NO CHAIN

					
x2	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

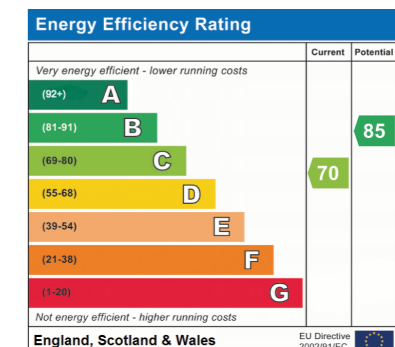
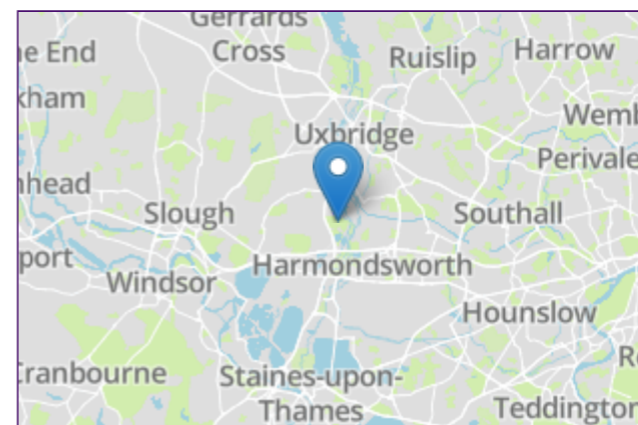
## Floor Plan



# Oakwood Estates

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.



### Front Of House

At the front of the property, you'll find secure electric-gated communal parking, ensuring both convenience and peace of mind. A charming pathway leads you to the front door, bordered by a well-maintained lawn and mature plantings that enhance the property's curb appeal. Furthermore, residents can enjoy a communal allotment area, perfect for gardening enthusiasts or those who appreciate having a shared space for growing flowers, and vegetables, or simply enjoying the outdoors.

### Rear Garden

The Rear garden is fully enclosed and features a patio area adjacent to the property, a lawned area, a garden shed, mature planting, an additional patio area perfect for a table and chairs, a gate leading to the private road, and a summer house.

### Summer House

The Summer House includes a storage area and an undercover section. Inside, it measures approximately 7' x 10'5" and is equipped with power and lighting, making it an ideal space for a home office or hobby room.

### Tenure

Freehold

### Council Tax Band

E (£2,794 p/yr)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Area

East Barn benefits from excellent transport connections to Uxbridge town centre and West Drayton. The nearby mainline railway station at Iver provides direct access to Paddington, with a journey time of less than 30 minutes. Additionally, the property enjoys convenient motorway access to the M4, M25, and M40, facilitating easy travel in and out of London.

Nature enthusiasts will appreciate the proximity to Black Park and Langley Park, both offering picturesque woodland walks and situated in the charming surroundings of Iver Heath.