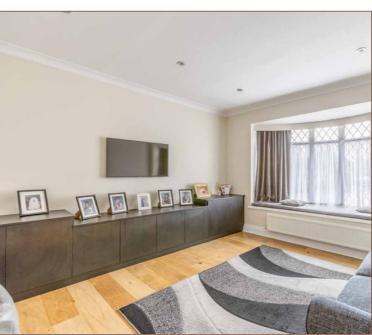
# Site and Location Plans



tranquil cul-de-sac of Wood Lane Close.

- warmth and character. Spanning generous living space across multiple levels, the property offers five well-proportioned bedrooms, four luxurious bathrooms, and three versatile reception rooms - ideal for both family living and entertaining.
- reception room provides its own unique ambiance, whether you're hosting formal dinners, relaxing with family, or enjoying a quiet evening by the fire.
- The standout features continue beyond the main house. The property includes a large, purpose-built summer house, ideal for use as a home office, gym, studio, or additional guest accommodation. The dedicated Jacuzzi room provides a touch of luxury, housing a double-sized Jacuzzi for year-round relaxation and indulgence.
- For added convenience and practicality, the property also benefits from an integral garage, offering secure storage or additional parking and potential for further conversion, subject to planning.
- Set on an expansive plot, the rear garden is both private and spacious perfect for children to play, for summer gatherings, or simply to enjoy the peaceful surroundings. To the front, a vast private driveway accommodates parking for at least ten vehicles, an increasingly rare feature in such a well-connected area.
- This exceptional home is perfectly positioned within a highly sought-after school catchment area and offers excellent transport links, with easy access to local motorway networks (M4, M25) and Heathrow Airport just a short drive away - making it ideal for commuting professionals and frequent flyers alike.
- Offering the perfect blend of luxury, space, and convenience, this beautifully appointed property complete with an integral garage is an ideal forever family home and must be seen to be fully appreciated.









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# Wood Lane Close, Iver £1,750,000 Freehold

Oakwood Estates are delighted to introduce to the market this truly stunning and substantial five-bedroom detached residence, located in the highly desirable and

This exceptional family home has been meticulously renovated throughout by the current owners, showcasing a contemporary finish while maintaining a sense of

At the heart of the home is a stylish and fully equipped kitchen, seamlessly blending form and function, perfect for preparing meals or gathering with guests. Each

Oakwood Estates

# Property Information

T FREEHOLD PROPERTY COUNCIL TAX BAND G (£4,002 P/YR) **5 BEDROOMS 3 RECEPTIONS 4 BATHROOMS AND DOWNSTAIRS** SUMMER HOUSE WC T **DRIVEWAY PARKING FOR 10 CARS** T JACUZZI ROOM WITH A DOUBLE T CLOSE TO LOCAL MOTORWAYS SIZED JACUZZI (M40/M4/M25)LARGE REAR GARDEN **x10** Y Y **x**3

**x4** 

**Bathrooms** 

#### Tenure

**x**5

**Bedrooms** 

Freehold Property

Council Tax Band Band G ( $f_{4},002 \text{ p/yr}$ )

Plot/Land Area 0.27 Acres (1,098.00 Sq.M.)

Mobile Coverage 5G Voice and Data

Internet Speed

Ultrafast fiberoptic

### Travel

The property benefits from excellent transport links, with nearby stations including Langley, Iver, and Uxbridge, providing convenient access to rail services. It is also ideally situated for motorists, offering easy access to the M40 at Junction 1 and the M25 at Junction 16, making travel to London, Heathrow Airport, and surrounding areas quick and straightforward.

**Reception Rooms** 

## **Schools**

**Parking Spaces** 

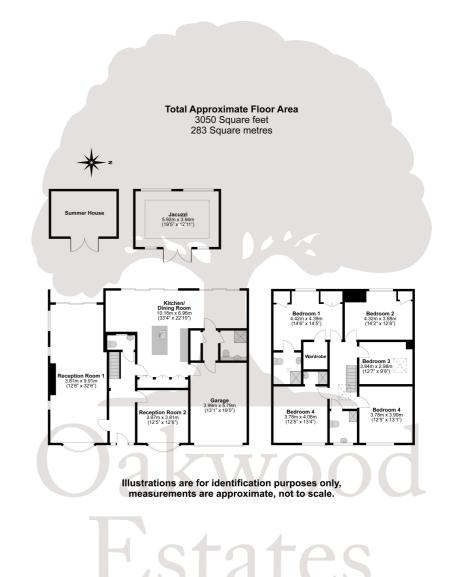
Families will find a variety of primary and secondary schools located conveniently close to the property. Nearby primary schools include Iver Heath Infant School and Nursery, Iver Heath Junior School, and The Iver Village Junior and Infant Schools. For secondary education, well-regarded options such as The Langley Academy, Langley Grammar School, St Bernard's Catholic Grammar School, and Bishopshalt School are all easily accessible, offering quality educational opportunities within the local area.

Garden

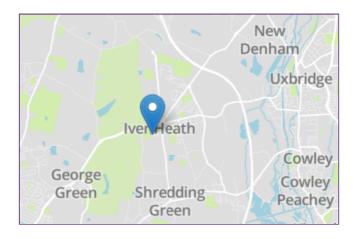
Garage

# Council Tax

Band G

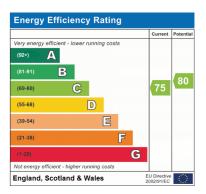


Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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.



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