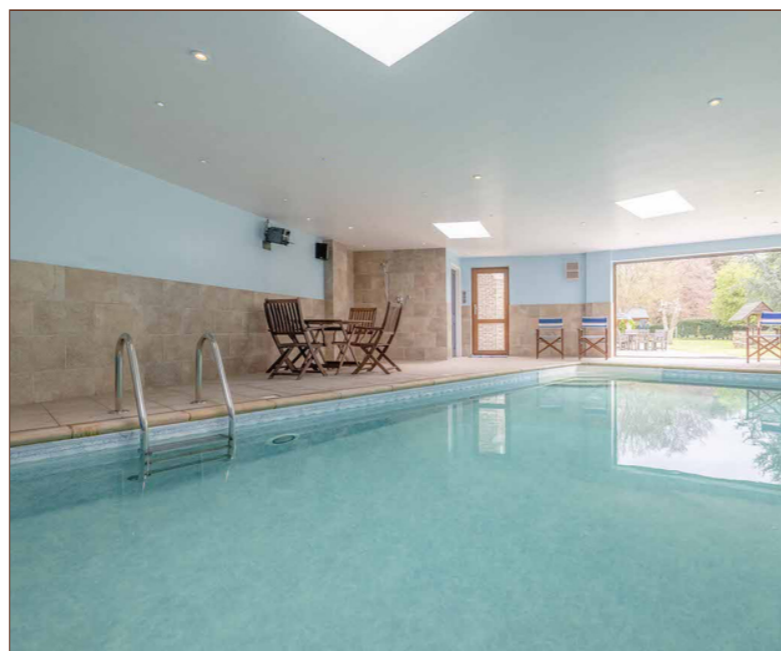
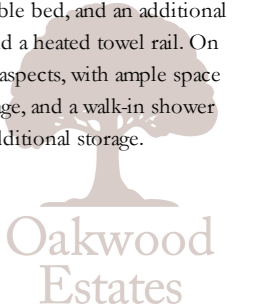


Oakwood Estates are delighted to introduce this impressive estate to the market exclusively. This exceptional property boasts three separate buildings, including the impressive main house with five bedrooms and four receptions. In addition, the property offers a fantastic indoor swimming pool facility and an extensive garaging facility with one single garage, one double garage, and a large car workshop. The property also includes a spacious granny annexe featuring an open-plan kitchen living room and a generous double bedroom with an ensuite shower room and walk-in wardrobe. The gated grounds cover approximately 1.5 acres and sit at the end of a 100-meter driveway, with direct access to the River Colne, which offers fishing opportunities according to the vendors. There is plenty of potential for extending the property, as the footings are already in place (subject to planning permission). This outstanding estate offers limitless possibilities for its fortunate new owner. With excellent access to local schools, amenities, and travel links, and just over half a mile from Uxbridge Underground station.



Upon entering the property, one is welcomed into a spacious entrance hallway adorned with tiled flooring and an abundance of natural light. The first reception area boasts windows on three sides, double patio doors leading onto the rear garden, and a side door. The dining room is generously proportioned, featuring a rear garden-facing window, ample space for a large dining table and chairs, a feature fireplace, and double doors that open up to the study. The study is also spacious, with windows and double doors that lead out to the garden. The fully tiled WC includes a low-level WC, and a hand wash basin with a vanity unit beneath. The kitchen is ideal for families and entertaining, boasting twin windows overlooking the front aspect, a mix of eye-level and base shaker kitchen units, granite work surfaces, a large kitchen island, a range cooker, integrated appliances, an American-style fridge/freezer, tiled flooring, a breakfast bar opening up to the main living room, and access to the utility room and workshop/store room. The living room is equally spacious, featuring windows and French doors that open up to the rear garden, providing ample space for a large three-piece suite, additional living room furniture, and an integrated speaker system.

Moving up to the first floor, we are greeted with five bedrooms, a family bathroom, and two separate WCs. The main bedroom boasts ample space, a rear-facing window and storage options fitted throughout. It also includes an ensuite shower room, fully tiled with a frosted front-facing window, a hand wash basin, a low-level WC, and a walk-in shower cubicle. Next door, we have the smallest of the bedrooms, which includes a rear-facing window space for a double bed, and an additional wardrobe. The family bathroom is fully tiled, featuring a Jacuzzi bath, a large walk-in shower cubicle, twin sinks with vanity units below, and a heated towel rail. On either side of the family bathroom, we find two separate fully tiled WCs. Bedroom three features windows overlooking the rear and side aspects, with ample space for a king-size bed and additional storage. Bedroom four includes a rear garden-facing window space for a king-size bed, additional storage, and a walk-in shower cubicle. Lastly, bedroom five boasts windows overlooking the front and rear aspects, with ample space for a king-size bed and additional storage.

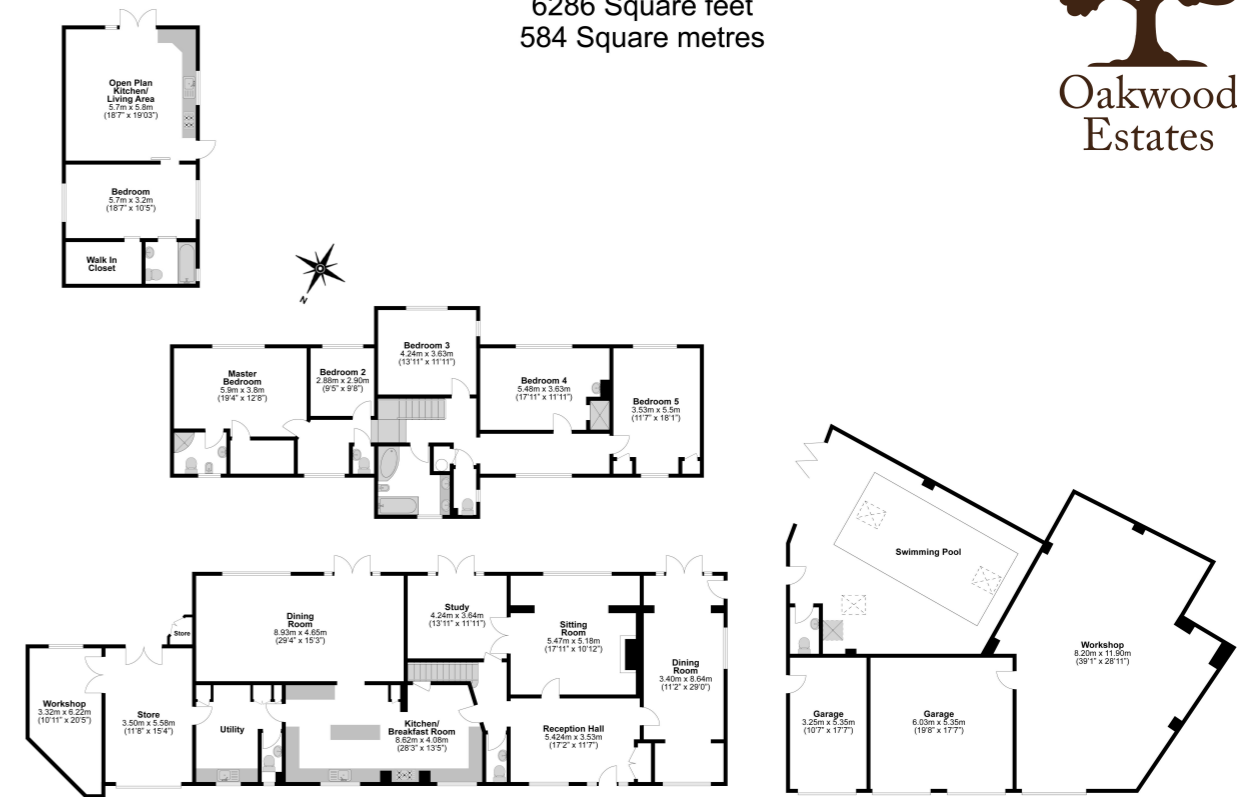


-  FREEHOLD
-  INDOOR HEATED SWIMMING POOL
-  ANNEXE
-  4 RECEPTIONS
-  LARGE SOUTH FACING GARDEN
-  COUNCIL TAX - BAND G (£3,447 P/YR)
-  GARAGE FACILITY
-  5 DOUBLE BEDROOMS
-  DRIVEWAY PARKING FOR OVER 20 CARS
-  PRIVATE ROAD

					
x6	x5	x3	x20	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

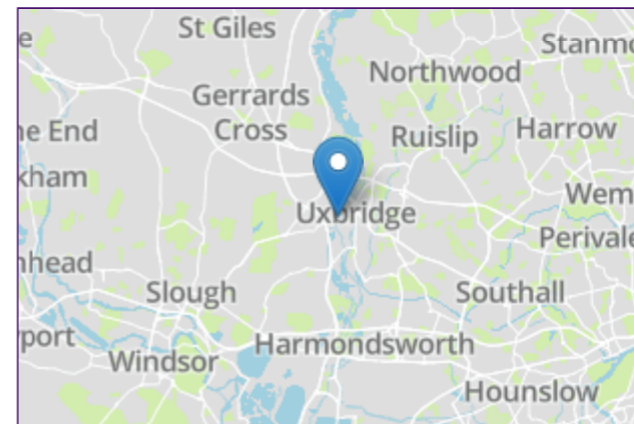


**Total Approximate Floor Area**  
6286 Square feet  
584 Square metres



**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	78
		EU Directive 2002/91/EC	

### Garage Facility

The garage facility comprises of a twin garage, consisting of a single and a double garage with electric rolling doors leading out to the driveway. There is also a door that leads through to the large garage workshop, which features a rolling garage door leading to the driveway and ample space to accommodate full-size garage tools, including a garage ramp.

### Indoor Swimming Pool

The swimming pool is of a generous size and includes the added benefit of being heated, complete with a rolling cover. There is also a separate WC and shower available, with ample space to accommodate indoor furniture. The pool area is further enhanced with bi-folding doors leading out to the rear garden.

### The Annex

The annexe boasts an open-plan kitchen and living room area, complete with a modern kitchen and integrated appliances. There is ample space to accommodate both living and dining room furniture, and double doors lead out to the decking area. The spacious bedroom is fitted with windows overlooking both the front and rear aspects and includes sufficient space to accommodate a king-size bed. The bedroom also features doors leading to the ensuite and a walk-in wardrobe. The ensuite shower room is fully tiled and includes a low-level WC, hand wash basin, and a shower. The walk-in wardrobe is located next door.

### Outside

The gated grounds cover approximately 1.5 acres, with direct access to the River Colne, which offers fishing opportunities according to the vendors. A large patio runs the length of the property, working well. There is plenty of potential for extending the property, as the footings are already in place (subject to planning permission). This outstanding estate offers limitless possibilities for its fortunate new owner. The driveway would be able to hold 20 cars plus.

### Tenure

Freehold

### Plot/Land Area

The ground covers approximately 1.5 acres.

### Mobile & Internet Coverage

5G voice and data for mobile service, and ultrafast internet speeds.

### Transport

- Uxbridge Underground Station - 0.74 miles
- Iver Rail Station - 2.34 miles
- West Drayton Rail Station - 2.36 miles
- Denham Rail Station - 2.58 miles
- M40 - 2.2 miles
- M25 - 3.3 miles
- M4 - 5 miles

### School Catchment

- Iver Heath Infant School and Nursery - 1.21 miles.
- Iver Heath Junior School - 1.16 miles
- The Chalfonts Community College - 5.6 miles
- Burnham Grammar School - 6.89 miles
- Beaconsfield High School - 7.63 miles
- John Hampden Grammar School - 12.63 miles plus many more.

### Area

Iver is an excellent location with numerous local amenities including Iver train station (Crossrail) and provides easy access to London Paddington and Oxford. Additionally, the local motorways (M40/M25/M4) and Heathrow Airport are a short drive away. Residents of Iver have access to a wide range of educational options, including excellent state and independent schools. There are also plenty of opportunities for sporting activities and exploring the surrounding countryside, with attractions such as Black Park, Langley Park, and The Evreham Sports Centre located nearby. For those seeking more extensive facilities, the nearby towns of Gerrards Cross and Uxbridge offer a variety of options, including a vast array of shops, supermarkets, restaurants, and entertainment venues such as a multiplex cinema and gym.

### Council Tax

Band G