



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



5 Wood Lane, Iver Heath, Buckinghamshire. SL0 0LL.

£1,150,000 Freehold

This characterful four bedroom detached home, located in a highly sought after area, offers more than 2,200 sq. ft of versatile living space, all set within landscaped mature gardens. With its generous frontage, extensive off-street parking, and timeless appeal, this property is the perfect combination of classic charm and potential for contemporary reconfiguration, offering a home that truly evolves with your lifestyle.

As you step into the welcoming hallway, there is an immediate sense of warmth and space. To the left, the dining room sets the perfect tone for family meals, just beyond, the kitchen and breakfast room connect to provide a practical space for everyday living. There are two further reception rooms, the main of which has a feature fireplace and front aspect window, and doors lead through to the second reception room overlooking the private rear garden and swimming pool, which has a paved patio and store/pump room located to the rear of the garage. The cloakroom/wc completes the ground floor accommodation.

The gardens are a highlight in themselves, mature and private with a variety of trees that offer privacy and dappled shade, while borders and seasonal blooms provide vibrant colour throughout the year. At the heart of the garden lies the swimming pool, creating a private oasis, the perfect space to spend long summer afternoons with friends and family, poolside barbecues, or refreshing early-morning swims.

Upstairs, the first floor provides a calm and restful retreat. The main bedroom features a walk-in closet and ensuite shower room. The three further bedrooms are equally versatile, perfect for children, guests, and/or a home office, plus there is a modern family bathroom.

On the second floor, there is a loft room that provides an extra layer of flexibility to the home's layout and the potential use as a studio, creative workspace, or guest suite (subject to the usual planning consent and/or building regulations).



Beyond the property itself, the location is exceptional. Black Park, a five hundred acre haven of lakes, woodlands, and trails is nearby, providing endless opportunities for walking, cycling, and outdoor adventures. The location of the property is an area that combines a tranquil, semi-rural feel with excellent transport links. Nearby Iver and Langley stations offer direct services into London Paddington via the Elizabeth Line, with quick access to the West End, City, and beyond. Heathrow Airport is within easy reach, making it ideal for frequent travellers. The M40 and M25 motorways are also close by, ensuring effortless road connections. Buckinghamshire is renowned for its education system, with an extremely good choice of state, independent and Grammar schools, including Burnham, Langley and Slough Grammar. The area is well served for local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area.

This property is more than just a house, it is a lifestyle, it offers a rare combination of privacy, charm, and convenience. Whether you are hosting family and friends or enjoying quiet moments in your own sanctuary, this home is designed to inspire memories for years to come.



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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5 Wood Lane

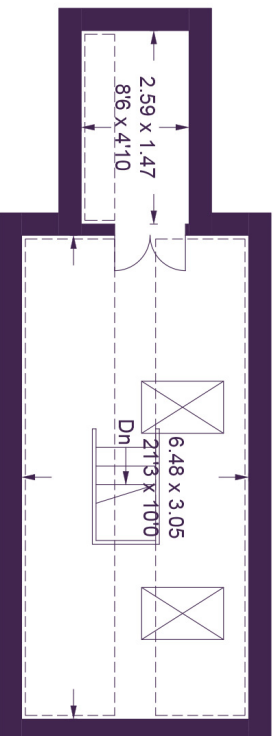
Approximate Gross Internal Area

Ground Floor = 90.4 sq m / 973 sq ft

First Floor = 67.3 sq m / 724 sq ft

Second Floor = 23.8 sq m / 256 sq ft

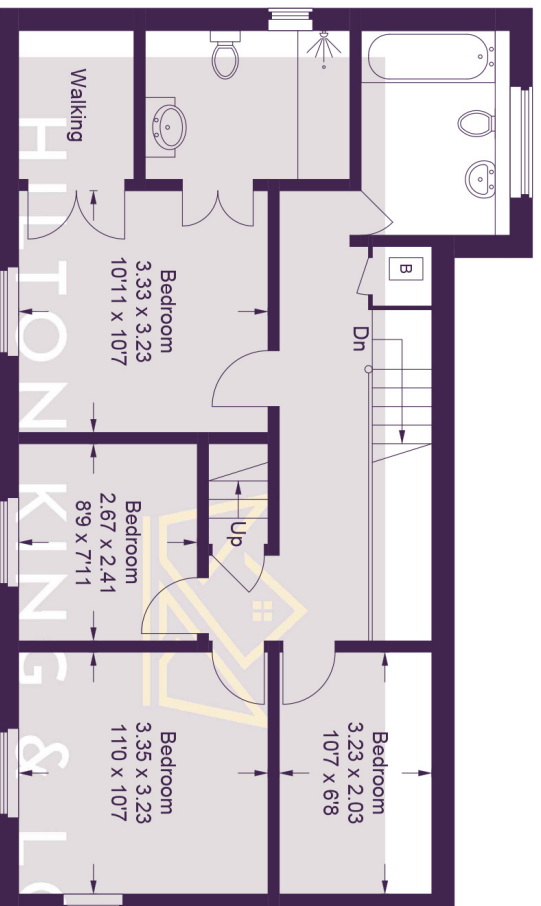
Total = 206.1 sq m / 2,218 sq ft



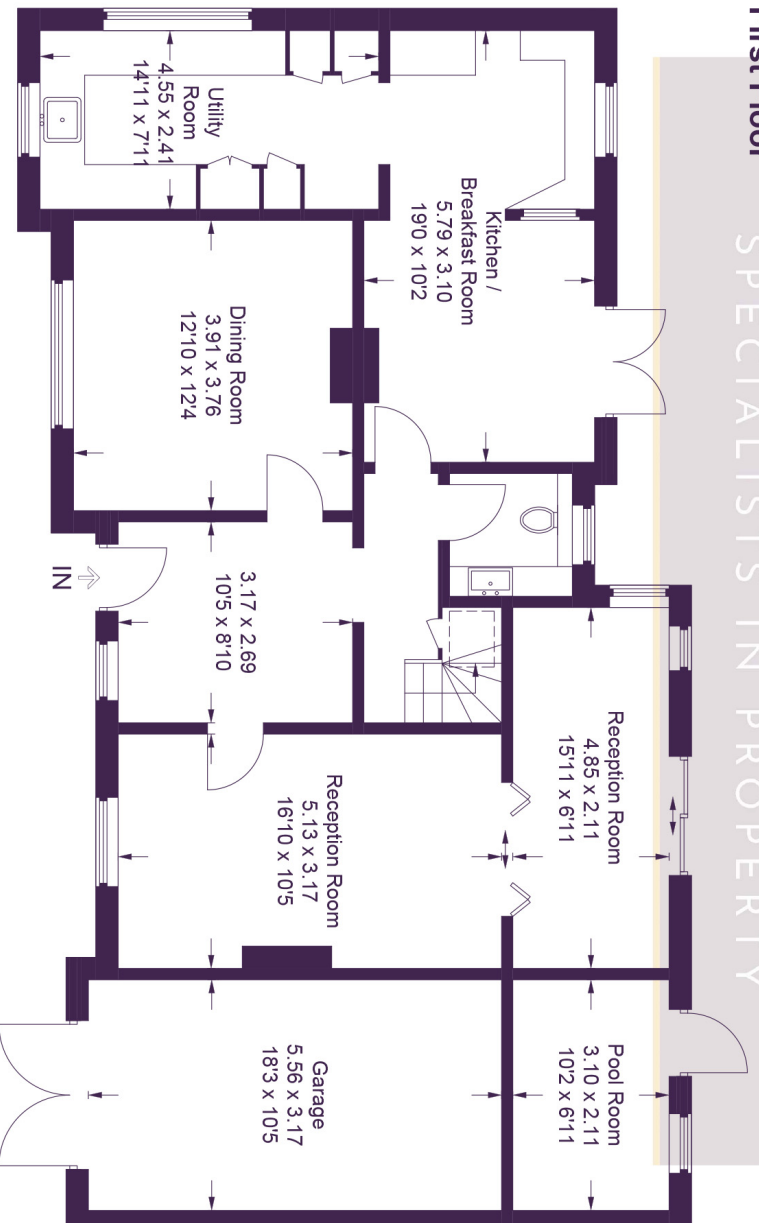
Second Floor



= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

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.