



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



83 Thorney Mill Road, Iver, Buckinghamshire. SL0 9AH.

OIEO £1,300,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three/ four-bedroom home that boasts 2,911 sq ft.

Nestled on an expansive piece of land spanning approximately an acre, this remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as a gate that can be opened to give you access to even more parking and access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible snug that can easily transform into an additional bedroom as well as a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to a utility room, catering to modern convenience and functionality providing access to outside. A downstairs shower room adds to the convenience of daily living.

Ascending to the upper level, two spacious bedrooms await, with the master bedroom boasting an en-suite bathroom featuring both a shower and a bath. Fitted wardrobes in the master bedroom provide ample storage space.

An exciting feature of the property is a bedroom with a balcony that overlooks the picturesque surroundings, offering a private oasis for relaxation. This bedroom also comes with a dressing room that's replete with storage options and an en-suite bathroom with equally impressive amenities serves both functionality and comfort.



The outdoor area is a paradise, with three outbuildings adding to the property's allure. A games room complete with a kitchen and shower room provides an ideal space for entertainment. Stables and a garage add to the property's potential for diverse uses.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

#### THE AREA

This property is well placed and set back from Thorney Mill Road while also being very close to Thorney Park Golf Course, a petrol Station plus offering quick access to Heathrow, the M4 and the motorway network.

Situated near the Richings Park border, an excellent location which is also walking distance to Iver Station and the Crossrail service, plus West Drayton Station and its High Street with many amenities.

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

The areas surrounding Iver have 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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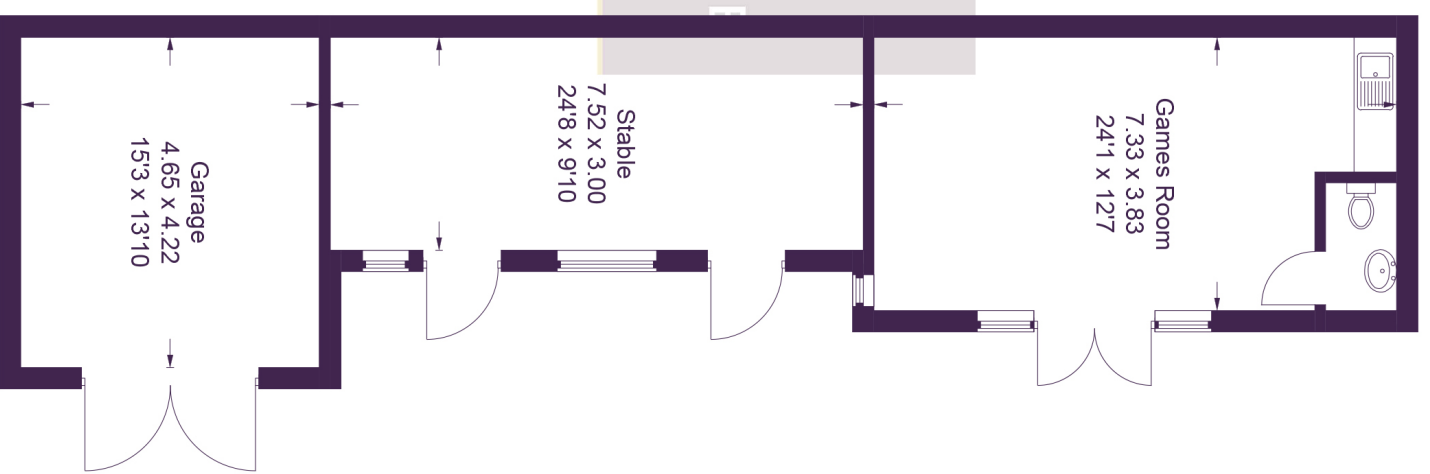
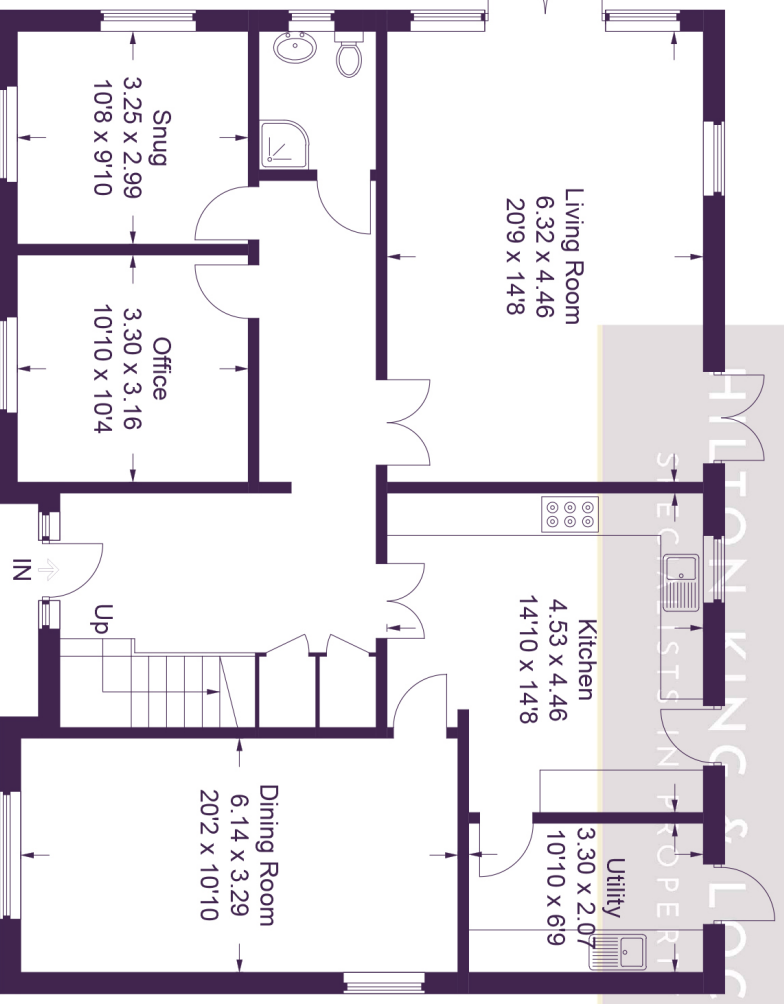
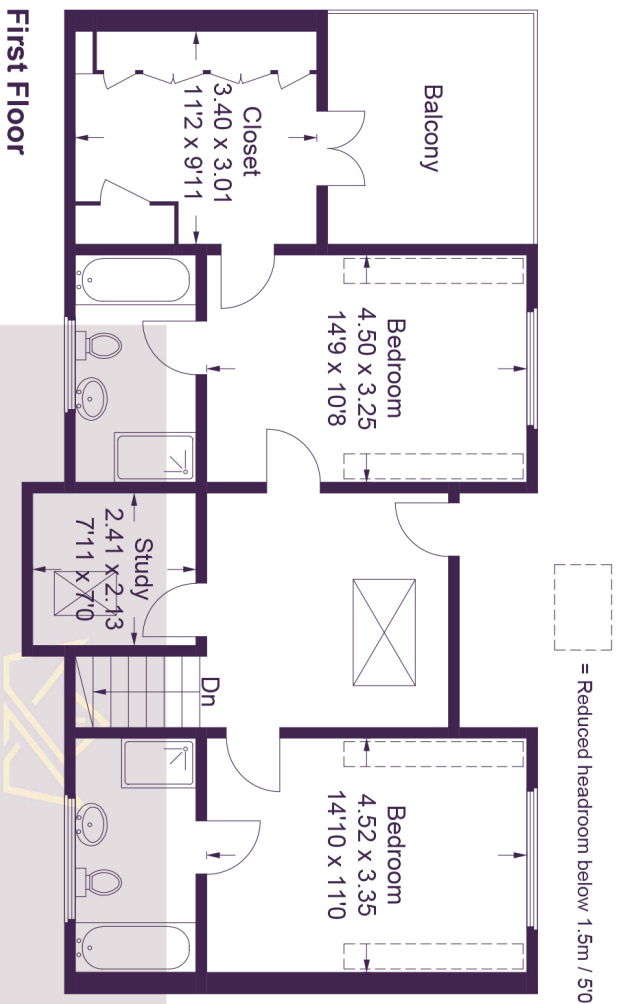
Approximate Gross Internal Area

Ground Floor = 126.1 sq m / 1,357 sq ft

First Floor = 72.2 sq m / 777 sq ft

Outbuilding = 72.2 sq m / 777 sq ft

Total = 270.5 sq m / 2,911 sq ft



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.