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Somerset Way, Richings Park, Iver, Buckinghamshire. SL0 9AG.

£1,650,000 Freehold

A quite magnificent family home that is walking distance to Iver Station and therefore the Elizabeth Line.

Located in highly sought after Somerset Way in Richings Park, is this 3600 square ft three story detached house, set on a great plot and having been the subject of major improvement by the current owner.

There has been extensive double storey side extensions on both sides of the property and also a loft conversion, which provides superb and adaptable accommodation that would suit many families, while also being presented throughout to a very high standard indeed.

You enter the property via an entrance porch and into a spacious hall which features a pretty bay fronted window and stunning herringbone flooring, which in turn is a real feature throughout the ground floor. The hallway gives you direct access to a cloakroom, the kitchen/dining area, and the sitting room.

The 18'3 x 17'11 kitchen is modern in design and has a Kettle hot water tap, 5 burner range style cooker, bluetooth surround sound system, and has an array of eye and base level units, while the impressive 22'10 x 20'11 sitting room is perfect for either the whole family to enjoy or to entertain in. Its sets off full width bi folding doors at the rear ensure the area is flooded with natural light.

Off the sitting room is a 13'8 x 11'6 bay fronted reception room, and a 19'9 x 8'3 state of the art cinema room, which in turn gives you direct access to a gym which has dedicated gym flooring.

Located off the back of the kitchen and also via the sitting room, is an inner lobby which leads to a utility and an 18th Century restored 23' x 13'6 barn/games room, with its original vaulted and beamed ceilings. There is also a set of stairs here that lead to a mezzanine style office, which overlooks this quite unique space.

Moving upstairs and onto the first floor there are four first floor bedrooms and two bathrooms. All of these bedrooms are found directly off a spacious landing, with the 15'2 x 12' master bedroom offering a twin aspect overlooking the garden and an ensuite. Bedroom two also overlooks the garden, as does bedroom three, while bedroom four offers a twin aspect overlooking the front. A



contemporary styled family bathroom, with stand alone bath and separate shower cubicle, completes this floor.

The second floor houses two more rooms, which could be used for offices/study's or as bedrooms, and they measure 13'6 x 12'6 and 12'6 x 9'6. There is also a shower room, and a useful storage room.

Outside and to the front is a newly re - laid front carriage driveway featuring reclaimed cobblestones, a new concrete base and enhanced drainage system. The rear garden is a perfect family space, is professionally landscaped, and complete with an irrigation system, smart lighting and outdoor electrics.

Just some of the many improvements and features are an upgraded energy efficient boiler system, electric car charging point, high end alarm system with panic buttons and CCTV coverage, and integrated smart home features including nest heating and hardwired ethernet connections in most rooms.

THE AREA

The property is located within walking distance of various local amenities and to Iver Train Station, operated by the Great Western Railway to London, Paddington and Oxford, and of course now connected to Crossrail, which will further reduce journey times.

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

Iver has 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.



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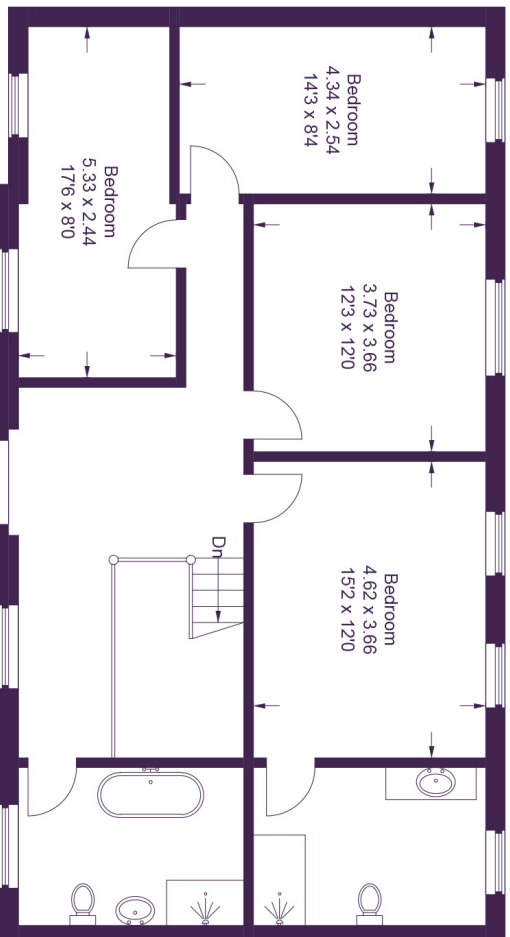
Approximate Gross Internal Area

Ground Floor = 179.0 sq m / 1,927 sq ft

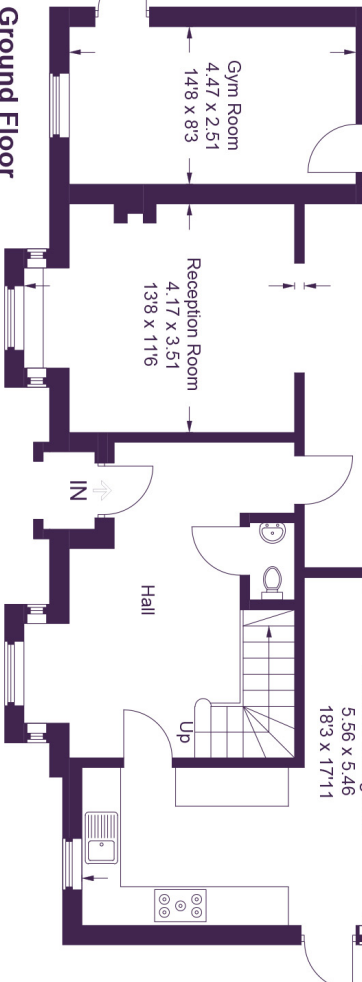
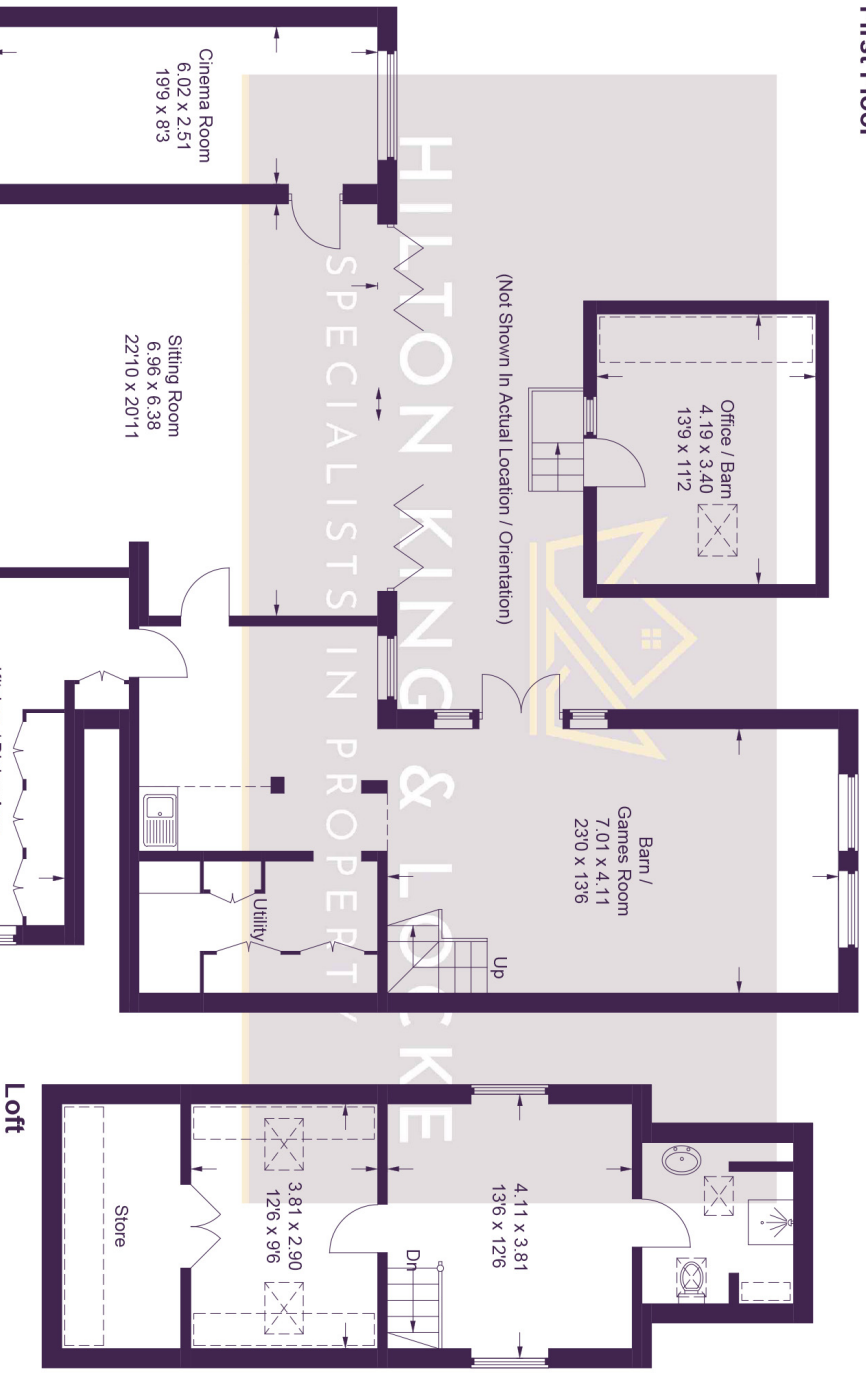
Loft = 141.2 sq m / 1,520 sq ft

Outbuilding = 14.3 sq m / 154 sq ft

Total = 334.5 sq m / 3,601 sq ft



[Dashed box symbol] = Reduced headroom below 1.5m / 5'0"



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.