



ELEGANT GEORGIAN VILLAGE HOUSE

THORNEY HOUSE,
RICHINGS WAY, IVER, BUCKINGHAMSHIRE SL0 9DE

Freehold

savills



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Reception hall ♦ 4 reception rooms ♦ kitchen/breakfast room
♦ 2 office rooms ♦ 2 cloakrooms ♦ 8 bedrooms (2 en suite)
♦ 2 bathrooms ♦ detached outbuilding/office & summer
house ♦ about 1.4 acres in all ♦ EPC rating = Listed Building

Situation

Iver train station 0.6 miles (mainline trains to London Paddington), Beaconsfield 13.5 miles, Gerrards Cross 8 miles, Heathrow 6 miles, Windsor 6.5 miles, M4 (Jct 5) 2.5 miles.

This elegant and substantial family home is ideally situated on this much favoured road within Richings Park accessed from the M4, M40 and M25. There are excellent local sporting amenities including the highly regarded Richings Park Golf Club and many beautiful riverside and woodland walks, including those in Denham Country Park, Black Park, Langley Park and Burnham Beeches.

Windsor, Beaconsfield and Gerrards Cross are within driving distance and provide a more comprehensive range of shopping, recreational and educational facilities.

The mainline railway station at Iver runs into London Paddington with journey times from 25 minutes. From Denham, the Chiltern Trains link runs into London Marylebone and the Metropolitan line underground link to Baker Street at Uxbridge. All times and distances are approximate and correct at the time of writing. With the advent of Crossrail (due late 2020/2021), journey times to London's West End, City and Canary Wharf will be significantly reduced.

Buckinghamshire is renowned for its choice and standard of schooling, and is one of the last counties to maintain the traditional grammar school system.

Description

Thorney House is a classically styled Grade II listed Georgian house of immense character with full height windows, high ceilings and attractive fireplaces. The house offers spacious accommodation approaching 6000 sq ft (including useful cellarage). There is potential to create an annexe on the ground floor and an opportunity to modernise the first floor rooms to an incoming buyers own taste. The grounds are mature and extend to some 1.4 acres in total with a long driveway approach, a detached outbuilding/office and a hard tennis court with summer house to the very rear.

An attractive pillared entrance porch leads into the reception hall with chequer board tiling extending the whole length of the house with French doors to the end leading to the rear terrace. Stairs rise to the first floor and there is a cloakroom adjacent. The drawing room is an elegant room with two sets of full



length French doors leading out to the front and side of the house. There are exposed floorboards and an attractive fireplace with cabinets to either side. The dining room is an ideal shape and size for entertaining, again with exposed floorboards, a feature fireplace with ornate surround, storage cupboard and full length French doors leading out to the front of the house. The family room lies to the rear with views over the garden, a feature open fireplace, cabinets and shelving, window seats and French doors to the side garden.

The kitchen/breakfast room is fitted in a range of contrasting units with a large gas fired Aga, twin dishwashers, display cabinets and plenty of space for a dining table. The cellar is accessed from an internal lobby area and offers a great deal of storage space and a separate wine cellar. The utility room lies off this lobby and leads into a study with full length storage cupboards and a door to the outside. A further lobby area leads to a gardeners WC and two office rooms with a store room behind. This area could be adapted to form an annexe with its own external door to the front.

On the first floor there are six bedrooms some with period fireplaces and views over the attractive gardens, bedroom 6 currently houses a sauna. There are two family bathrooms. The accommodation on this floor gives the opportunity for an incoming buyer to modernise and reorganise the bedroom and bathroom space to their own specification subject to Listed Building consents.

On the second floor there are two bedroom suites, comprising bedrooms with separate dressing or sitting rooms and en suite shower rooms. There are exposed beams and an abundance of eaves storage space.

Outside and outbuildings

The house is set in a secluded position and approached over a long gravel driveway leading to the impressive frontage of the house. There is a large parking and turning area with a central stone water feature. The front garden is large and laid to lawn with mature trees and shrubs including clipped yew hedging and trees. A detached outbuilding/office lies to the front of the house offering potential as a meeting room/office or annexe. This building is in need of modernisation and has a store room and a WC.

To the side of the house is a pretty par terre garden area with box hedging and gravel pathways as well as areas of lawn with mature trees. To the rear a wide expanse of terrace lies adjacent to the Wisteria clad rear of the house, there is a green house and wide steps sweep down to the large area of lawn which makes up the partly walled rear garden. Well stocked shrub and flower borders abound and a rose clad arbour leads through to a large raised decked area with summer house overlooking the hard tennis court.

The plot measures some 1.4 acres in all.

Services

All mains services connected. Please note that none of the services have been tested.

Local Authority:

South Bucks District Council

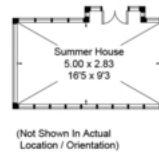
Viewing:

Strictly by appointment with Savills

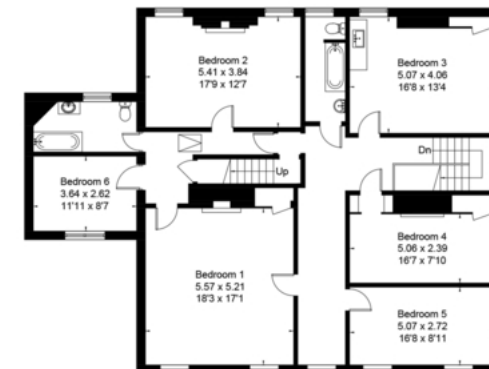
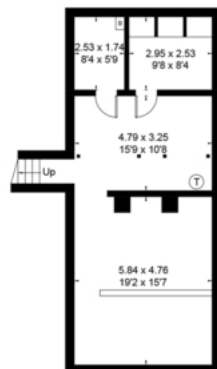




Approximate Area = 492.1 sq m / 5297 sq ft
 (Excluding Void)
 Cellar = 59.8 sq m / 644 sq ft
 Outbuildings = 67 sq m / 721 sq ft
 Total = 618.9 sq m / 6662 sq ft
 Including Limited Use Area (20.5 sq m / 221 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 234074

Savills Beaconsfield (Sales)
 beaconsfield@savills.com
 01494 731950

savills.co.uk

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