



Fine Georgian Grade II listed village house

Thorney Lane North, Iver, Buckinghamshire, SLO 9JY

Guide £1.8 million Freehold





4 reception rooms • kitchen/breakfast room • 6 bedrooms (2 en suite) • family shower room • 1 bedroom annexe • double garage • all set in beautiful grounds of about 0.5 acres • Council Tax = G

Local information

Iver station 0.8 miles, Uxbridge 2.5 miles, Gerrards Cross 7.5 miles, Windsor 8 miles, Heathrow 7.5 miles, central London 20 miles. All times and distances are approximate and correct at the time of writing.

The village of Iver, with its selection of local shops and restaurants, is surrounded by fields and woodland, yet only a short distance from the M40 motorway with access to both the M25 and M4. Windsor, Beaconsfield and Gerrards Cross provide a more comprehensive range of shopping, recreational and educational facilities. The mainline railway station at Iver is within 0.8 miles of the property, benefits from being on the recently opened Elizabeth Line (Crossrail), providing direct trains to London Paddington in 23 minutes, and from May 2023, 26 minutes to Bond Street and 40 minutes to Canary Wharf. From Denham, the Chiltern Trains link runs into London Marylebone and the Metropolitan line underground links to Baker Street at Uxbridge.

There are excellent local sporting amenities including the highly regarded Buckinghamshire Golf Club and many beautiful riverside and woodland walks, including those in Denham Country Park, Black Park, Langley Park and Burnham Beeches.

Buckinghamshire is renowned for its choice and standard of

schooling, and is one of the last counties to maintain the traditional grammar school system.

About this property

This beautiful property, formerly the old vicarage, is a fine classically styled Grade II listed Georgian house of immense character. Believed to date back to the early 1800s, with later additions, the elegant accommodation is enhanced by a host of period features including high ceilings, classically proportioned rooms, beautiful sash windows, exposed brickwork and attractive fireplaces. The house is handsome and imposing, set in mature private gardens and grounds.

The primary entrance, with an enclosed porch leading to the front door, opens into the main reception hall with wood flooring flowing through to the family room. An elegant drawing room features symmetrical sash windows to the front, with a beautiful marble fireplace with woodburner, and built-in cabinetry. Across the hall lies the family room, with a box bay window to the front. A lovely characterful room, benefitting from a decorative fireplace with woodburner, built-in cabinetry and part panelled walls and opens into the superb kitchen/breakfast room, with attractive Georgian style arched windows and a domed skylight flooding the kitchen with natural light. The



kitchen is beautifully fitted with an excellent range of bespoke units, complemented by Quartz worktops. A large island gives further storage and allows for a generous breakfast bar, while appliances include an induction hob with gas burner, combi microwave oven and a dishwasher. There is door access to the garden and a charming family dining room lies just off the kitchen. Two further reception rooms enjoy a garden aspect, a formal dining room with a feature fireplace, and a well proportioned study, with fitted cabinetry. Completing the accommodation on this floor is a utility room, cloakroom and storage cellar (currently used as a gym).

On the first floor are six characterful bedrooms, most with period fireplaces, sash windows and fitted wardrobes. The principal bedroom suite is elegant, overlooking the garden and with a generous, fully fitted dressing room and stunning en suite bathroom, comprising a period fireplace, freestanding bath and a separate shower cubicle. One of the bedrooms has the benefit of a wide, bespoke fitted desk and of particular note is the charming bedroom in the turret, just off the half landing. There are two family bath/shower rooms, one with a shower and one with both a bath and shower cubicle and which also serves as an en suite to the guest bedroom.

Annexe

The former stables provides delightful additional accommodation, full of period features including vaulted ceilings, old beams, fireplaces and exposed brickwork. There is

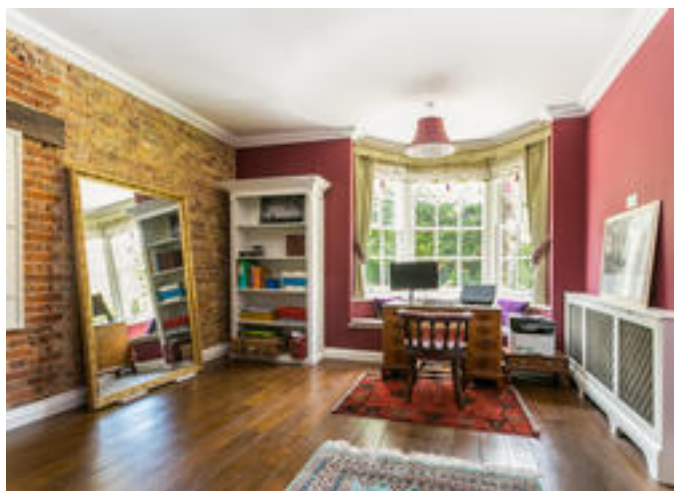
a fully fitted kitchen with appliances and a separate breakfast bar area, together with a bedroom and shower room. The space would be perfect for an au-pair, a family member, use as an office or to provide rental income.

Outside

The property sits back from the road and is approached through electric gates on to a fanned brick driveway with walled boundaries and pretty, well stocked borders. Attached to the annexe is a double garage with a room above, ideal for storage or could easily be utilised as a study. The rear garden is an absolute delight, predominately laid to lawn with beautifully tended beds and borders, including a notable rose garden. Enclosed with fencing, mature trees and shrubs, the garden is secluded providing a good deal of privacy. Adjoined to the house is an attractive brick terrace, with a superb rustic pergola covering the dining area providing a wonderful outside entertaining space. To one side is a play house and a childrens play area with sunken trampoline. In the far corner is a large wood store and a storage shed. The rear of the house is beautifully clad with a mature wisteria. All set in about 0.5 acres, there is potential for development subject to the usual planning permission being granted.

Agents Note

You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.







Approximate Area = 389.8 sq m / 4196 sq ft
Cellar = 31.9 sq m / 343 sq ft
Garage = 53 sq m / 570 sq ft
Annexe = 37.0 sq m / 398 sq ft
Total = 511.7 sq m / 5507 sq ft
Including Limited Use Area (8.6 sq m / 92 sq ft)
For identification only. Not to scale.
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