



Elegant Grade II Listed Georgian residence

Mulberry House, Thorney Lane North, Iver, Buckinghamshire SLO 9JY

Guide £750,000 Freehold



Entrance hall • 2 reception rooms • kitchen • principal bedroom with en suite bathroom • bedroom 2 • family shower room • gardens • garage and store room

Local information

Iver village centre 0.3 miles, Iver station 0.8 miles (London Paddington 30 mins), M40 (Jct. 1) 3.5 miles, M4 (Jct. 4) 3.5 miles, London Heathrow 6.0 miles, central London approx. 19 miles.

The attractive village of Iver has a good range of day-to-day amenities including local shopping, a Post Office, medical centre, leisure centre, restaurants and public houses. Nearby Gerrards Cross, Windsor and Uxbridge town centres have a wide range of shopping facilities and a host of amenities. Black Park and Langley Park are close by, and the village has numerous walking routes through the countryside. Leisure facilities in the area include several golf clubs, stables, racing at Ascot and boating on the Thames.

Ideal for the commuter, there is easy motorway access to Junction 1 M40 (Denham), M25, M1, M4, and Heathrow/Gatwick airports, while the mainline railway station at Iver is within 0.8 miles of the property and 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.

The area is renowned for its excellent range of state schooling including Iver Heath Infant School and Nursery, Iver Heath Junior School, The Iver Village Junior School, Iver Village Infant School and Uxbridge High School, as

well as for Langley and St. Bernard's Catholic Grammar Schools and a wide selection of noted independent schools including ACS Hillingdon International, International School of Creative Arts, Teikyo Foundation, OneSchool Global, St. Helen's College, Long Close, Eton End, Dair House, Eton College, Caldicott and St. George's.

All times and distances are approximate and correct at the time of writing.

About this property

Mulberry House is a handsome and well-proportioned Georgian property which we understand was a former Naval School House. Upon entering the property, the entrance hallway provides access to the downstairs cloakroom, a comprehensively equipped kitchen and a dining room. With exposed wooden flooring and French doors that open on to a garden terrace, the dining room provides a stunning entertainment area. Under the staircase is a handy storage cupboard. The sitting room offers a wonderful bay window with views over the rear garden and an AGA wood-burning stove as well as exposed flooring which flows through from the dining room.

On the first floor, the large landing area provides access to the principal bedroom, benefiting from a dressing area leading through to a fully equipped en suite bathroom. The second





bedroom also benefits from the use of an en suite shower room.

Outside

The property is accessed via wooden electric gates, flanked by a high wall and a driveway laid to shingle with private parking for three cars.

The gardens are a good proportion, south facing and particularly well screened, predominantly laid to lawn and featuring a Mulberry tree, giving the property its name. There is also a detached garage and storage shed.

Services

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

Agents Note

Photograph taken in December 2021. Please 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.

Tenure

Freehold

Council Tax

Band = E

Energy Performance

EPC Rating = Exempt

Viewing


All viewings will be accompanied and are strictly by prior arrangement through Savills

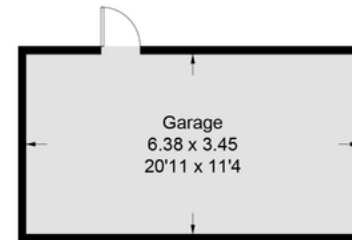




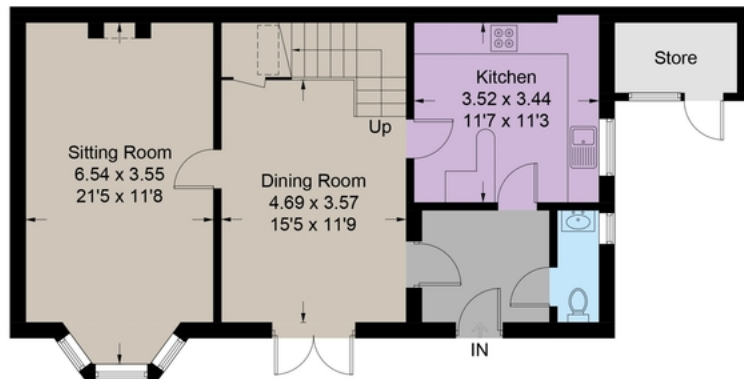
Approximate Gross Internal Area
Ground Floor = 65.1 sq m / 701 sq ft
First Floor = 64.7 sq m / 696 sq ft
Garage = 22.1 sq m / 238 sq ft
Store = 3.2 sq m / 34 sq ft
Total = 155.1 sq m / 1,669 sq ft



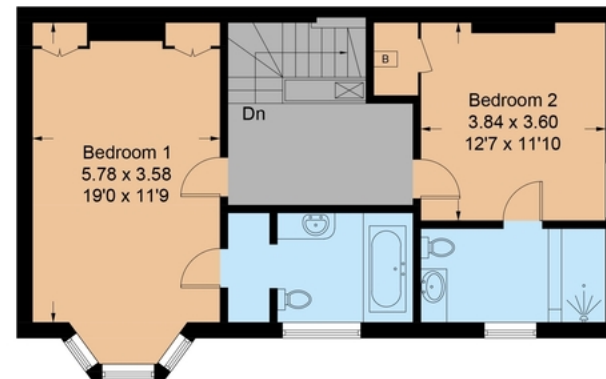
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.

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