

BARKER
STONE



Substantial Home Ideal for Crossrail | Syke Ings, Iver, Bucks, SL0 |



PRISTINE, PEACEFUL & PALATIAL, AN EXCEPTIONAL & RARE COMBINATION

Beautifully situated on a broad plot, the setting is attractive and highly convenient. Set back from the road by a block paved carriage drive, ornamental shrubs and borders soften the approach. The recently built home has been carefully designed with exceptional attention to detail so often lacking in developer built new homes.

The imposing home feels special, an elegant entrance porch with arched stone surround is inviting and hints at what lies beyond. The breath-taking entrance hall is quite remarkable, sizeable enough for dinner parties the expanse of porcelain tiles is awe-inspiring. The luxurious finish is evident immediately with solid oak doors and handrails, LED lighting and heated floors.

Constructed 6 years ago the impressive property provides sumptuous family accommodation incorporating ultra modern technology, future proofing the home. The accommodation flows beautifully, 4100sq ft internally, each room exceptionally large, without compromise. It is rare to find a property with such wonderful proportions and a layout optimised for modern family life...





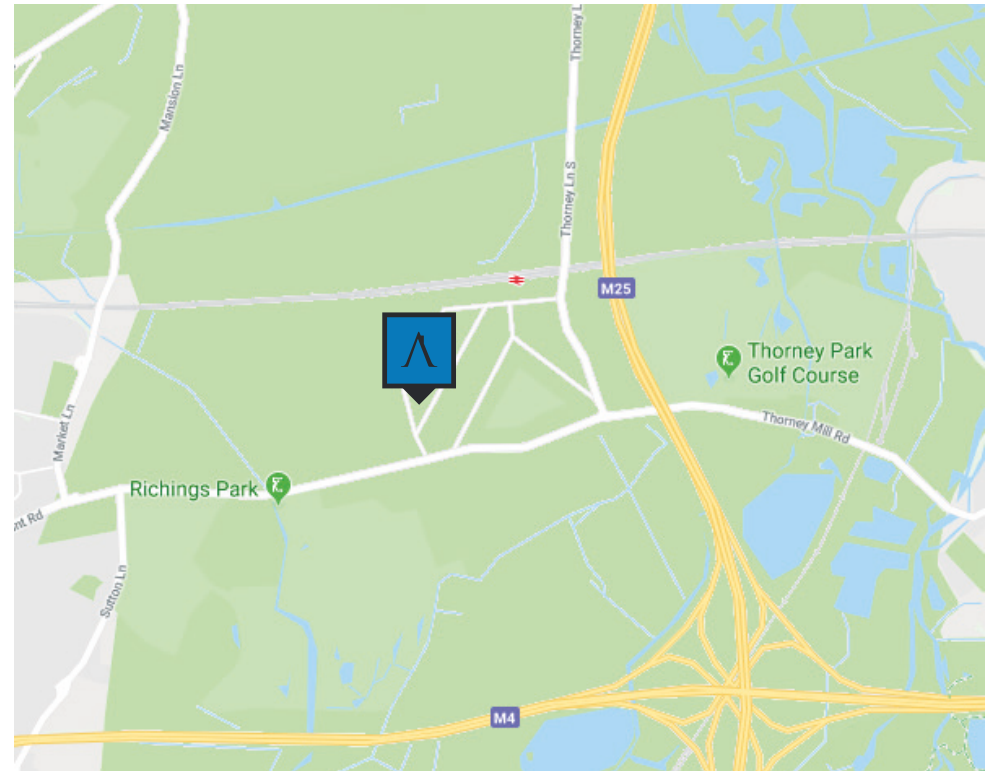
High quality fixtures and fittings are minimalist and subtle, the amazing room sizes are remarkable and easy to enjoy...

From the wonderful reception hall there are doors to the ground floor shower room, integral garage, cloaks cupboard and large double doors to both living rooms which can be opened for entertaining or closed for privacy. The galleried staircase winds to the top floor where roof windows are cleverly positioned to maximise natural light. A front aspect sitting room boasts dark hardwood flooring to contrast the neutral decor creating an elegant finish. To the rear a wonderful family room with feature fireplace and log burner is semi-open to the kitchen and study with bi-fold doors accentuating the width, leading onto the patio.

- Magnificent detached family home
- Elegant and generous reception rooms
- Incredible proportions throughout
- Excellent location for Crossrail
- Wonderful contemporary finish
- Utility room, study & downstairs w.c.

The layout has been expertly designed to provide modern functionality balancing open family rooms and separate quiet spaces, the large “L-shaped” kitchen and rear reception both enjoying garden access, ideal for families with playful children, whilst the study and utility rooms are neatly tucked away. The kitchen is beautifully presented with a contemporary central island feature, integrated Neff appliances, an American fridge freezer and granite work-surfaces. The sociable setup is a great size with space for a formal dining table. An adjacent utility/laundry room boasts the same high quality fittings.

LOCATION



Syke Ings is quietly positioned within a short walk of Iver train station, one of the future Crossrail stops into the City of London. The street has seen significant redevelopment in recent years with many homeowners investing heavily in their properties, the potential for growth in the enviable location is easy to see. The attractive lovely residential environment is exceptionally convenient with the M4 and M25 very nearby. The business hub at Stockley Park, Heathrow Airport and Pinewood Studios are all close at hand whilst a plethora of recreational amenities from golf clubs to sports centres, open green spaces and lakes are all within easy reach making this an ideal family location. The significant advantage of Crossrail being at the end of the road will transform the commute for city workers ensuring an uncompromising work life balance for all the family.



A galleried landing is an indulgent and luxurious feature for any home, a use of space which suggests generous proportions. Climbing the stairs to the first floor doors open to reveal the delightful master suite; the incredible room is almost 20ft x 16ft with the gorgeous ensuite bathroom offering a blissful escape from the stresses of life. There is a walk-in wardrobe with automated lighting, also a feature in two further bedrooms. There are three more King size bedrooms, each with a uniquely finished ensuite bath/shower room, the accommodation is generous enough for large families to visit, teenagers to have study spaces and room for friends to stay comfortably. On the second floor the 31ft fifth bedroom is perfect for those with hobbies whilst another guest double is cleverly incorporated, as is a lovely shower room with exquisite finishing.

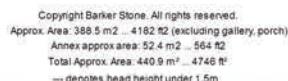
- Exceptional master suite, fantastic bath & dressing rooms
- Wonderful rear garden, broad patio, side access
- Six huge bedrooms, 4 ensuites, 3 walk in wardrobes
- Luxury annex with kitchen & shower
- Integral garage with power door
- Central vac system, Cat 5 cabling, CCTV system

Outside, the garden is impressive, the smooth granite patio stretches the full width, a great spot to barbecue and watch the young ones play on the long level lawn. Another useful and versatile feature is the detached annex to the rear. A large, virtually brand new lounge with open plan kitchen is comfortable for long term visitors or could easily be used as a games room or home office. There is a luxury shower room and large store room plus loft space above. The generous driveway has ample parking for several family cars whilst the integral garage is very generous, accommodating a large vehicle along with bikes and all the family extras.



ANNEX





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for display purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC to follow

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