



Laburnum House, Iver, Buckinghamshire



A meticulously designed, modern, six bedroom house on a private gated road in Iver.

Summary of accommodation

Main House

Entrance hall | Living room | Cinema room | Kitchen | Pantry
Utility room | Dining area | Office | Two cloakrooms

Principal bedroom with large ensuite bathroom and dressing room | Five further double bedrooms, two of which have ensembles, remaining bedrooms share a family bathroom.

Garden and Grounds

Double garage | Gym | Workshop
Gardens and grounds

In all about 0.28 acres



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Laburnum House

Laburnum House is an exquisite six bedroom home on a private gated road, offering luxurious living in a private setting. The grand entrance hall sets the tone, featuring a majestic central staircase and immediately to the left is a sophisticated home office. The expansive living room is dual aspect so benefits from an abundance of natural light, complemented by a feature fireplace, and seamlessly extends to the garden through bifold doors. This is a fantastic space which is perfect for both hosting gatherings and enjoying daily family activities, whilst offering a scenic view of the garden.

Designed with thorough attention to detail, the kitchen features bifold doors leading to the garden seating area. It is meticulously crafted with integrated features, including a hot water tap and wine fridge, all centred around an impressive Corian island. Connected to the kitchen, a well-presented pantry and utility room with a separate side entrance enhance practicality. Adjacent to the kitchen is a luxurious dining space, overlooking the garden, providing an elegant setting for entertaining.

For entertainment, the ground floor also houses a spacious cinema room with a guest cloakroom opposite. There is also an immaculately kept double garage, featuring built-in cupboards and a guest toilet. The direct access from the house and side entrance from the garden also ensures easy access when outdoors.

Situation

Iver is a village located in Buckinghamshire, England, known for its picturesque countryside and historical charm. The town benefits from well-established transport connections, with Iver railway station situated 0.6 miles from the property, now benefitting from the Elizabeth Line and enabling easy access to central London and other significant locations within the region. Further to this, Iver is positioned in close proximity to major road networks, including the M25, M4 and M40 motorways, providing convenient road access to nearby

towns and cities, making it an accessible hub for commuters and travellers alike.

Distances

Heathrow Airport 4.4 miles, Windsor 6 miles, M1 24.6 miles, Ascot 12.6 miles. (All distances and times are approximate)



The first floor encompasses six double bedrooms, each thoughtfully designed with built-in storage to optimise functionality. There is a spacious principal bedroom, featuring an ensuite bathroom and a hidden tea and coffee station. The allure continues with a staircase leading to a stunning dressing room, a versatile space which could also double up as either a home office or playroom. Out of the remaining five bedrooms two benefit from ensuite bathrooms, with a further well-appointed family bathroom completing the first floor.



Garden and Grounds

There is a well-maintained garden that not only provides privacy but also showcases a splendid oak tree at its heart. Additionally, there is a charming play area, a gym, and a separate shed.

Approximate Gross Internal Floor Area

Ground Floor: 250.6 sq m / 2,697 sq ft

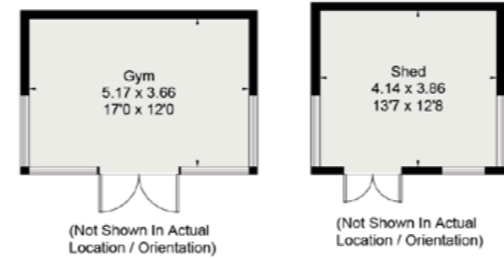
First Floor: 184.5 sq m / 1,986 sq ft

Second Floor: 32.3 sq m / 348 sq ft

Gym: 18.8 sq m / 202 sq ft

Total: 486.2 sq m / 5,233 sq ft (Including Garage / Excluding Void / Shed)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property information

Price Guide: £2,250,000

Tenure: Freehold

Services: Mains water, electricity, gas & drainage

Local Authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: Band C (Rating 77)

Postcode: SL0 9DN

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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