



FAIRFIELD

Iver Heath, Buckinghamshire



A SUBSTANTIAL FAMILY HOME IN WONDERFUL GARDENS EXTENDING TO JUST OVER 1.3 ACRE.

Fairfield is a generously sized, family home of over 4,100 sq ft arranged over three floor with the benefit of a very useful studio/annexe.

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Local Authority: Buckinghamshire Council
Council Tax Band: G
Services: Mains electricity, gas and water
Tenure: Freehold
What3Words: design.branded.heave

LOCATION

Wood Lane is situated in Iver Heath, with a range of local shops and restaurants, surrounded by fields and woodland. Just a short distance from Beaconsfield and Gerrards Cross providing a more comprehensive choice of shopping, recreational and educational facilities.

For commuters Iver mainline station is 1.6 miles from the property, & benefits from being on the Elizabeth Line, providing direct trains to London Paddington, Bond Street and Canary Wharf. From Denham, the Chiltern Line runs into London Marylebone and the Metropolitan line underground links to Baker Street at Uxbridge.

There are excellent local sporting amenities including Buckinghamshire Golf Club, Denham Country Park, Black Park, Langley Park & Burnham Beeches.

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

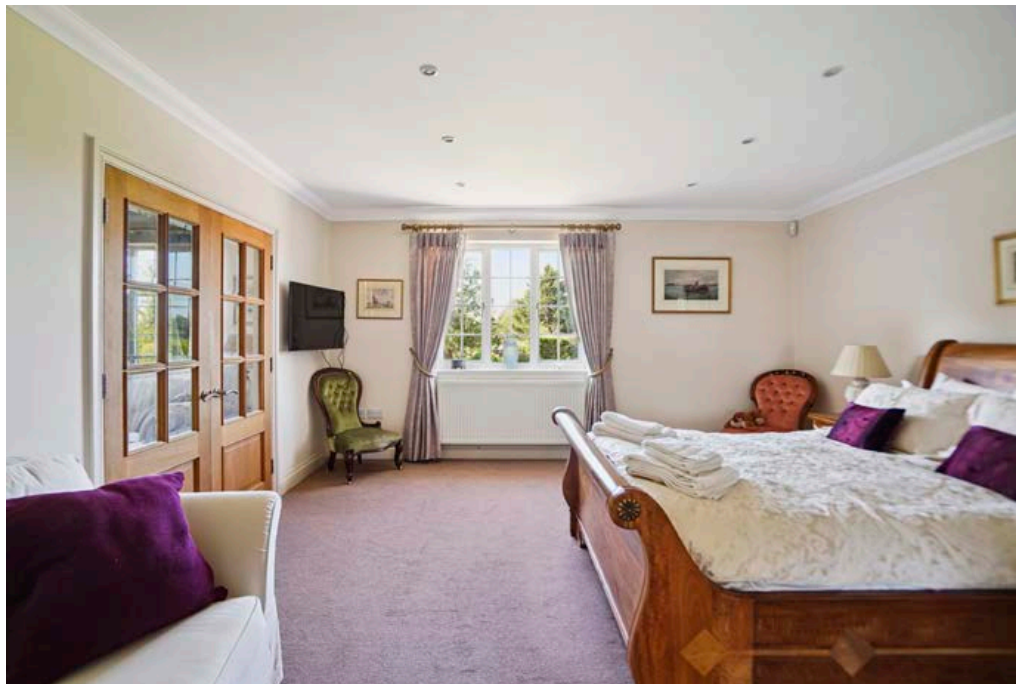
- Iver Station 2.8 miles
- London Paddington 27 minutes
- Gerrards Cross 5 miles
- London Marylebone 21 minutes
- Uxbridge 3.8 miles
- London Baker Street 58 minutes
- London 21 miles
- Heathrow 8.1 miles
- (All distances and times are approximate)

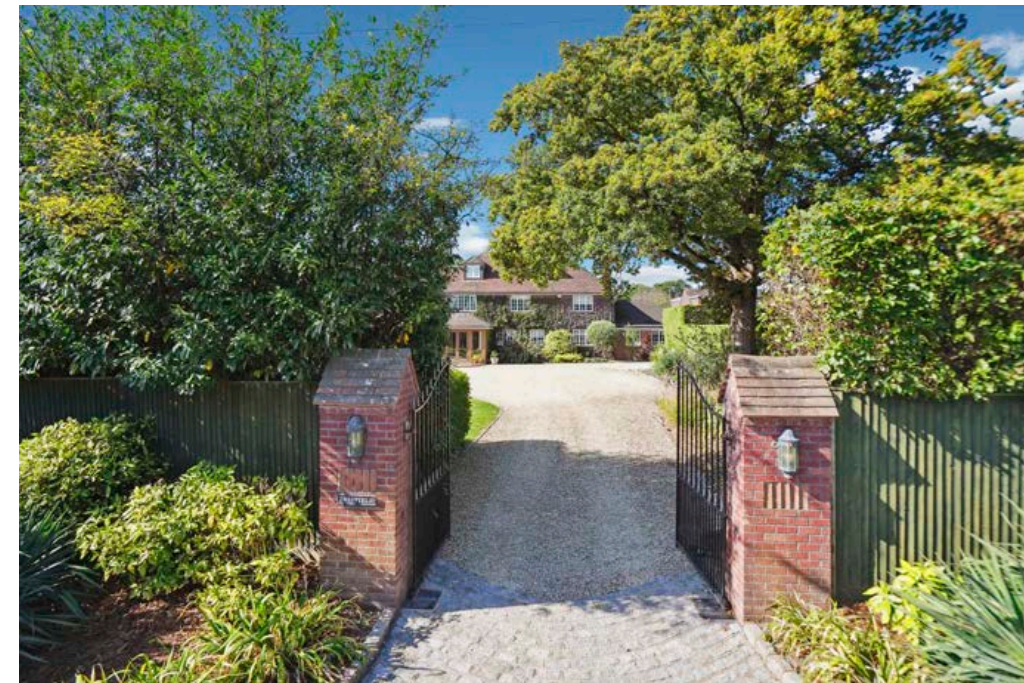


FAIRFIELD

Fairfield is a generously proportioned family home, the layout as shown in the floor plans. Entered through the impressive oak framed porch in turn leading to the grand hallway with stairs rising to the galleried landing above. Double doors lead from the hallway to both the sitting room with fireplace and aspect to both front and rear and to the dining room with two sets of glazed doors leading to the terrace and gardens beyond. The TV room overlooking the rear gardens is also approached from the hallway. The large kitchen/breakfast room is well fitted with a shaker style, hand built kitchen, beyond which is the vaulted family room with bifold doors to the rear. There is a guest's cloakroom and second kitchen/utility room.

The main bedroom with dressing room and en suite bathroom is on the first floor, along with the guest bedroom with en suite and balcony and two further bedrooms and a family bathroom. The second floor offers an office and, bedroom 5 with ensuite shower room and far reaching views towards Windsor Castle & beyond.





OUTBUILDINGS

To the front of the house is the Oak framed triple garage with log store and adjoining studio/annexe. In the rear gardens are two brick built stores, Sauna, a log cabin and poly tunnel.

GARDENS & GROUNDS

Approached from the highway through electric gates a large driveway provides ample parking for numerous cars.

To the rear of the house is a large terrace ideal for entertaining leading to the extensive, level lawns with floral and shrub beds. There are delightful walkways cut through areas of rewilding and at the end of the garden a well maintained home produce section.





Approximate Gross Internal Area
 Main House = 384.7 sq m / 4,141 sq ft
 Annexe = 43.1 sq m / 464 sq ft
 Outbuilding / Store = 41 sq m / 442 sq ft
 Total = 468.8 sq m / 5,047 sq ft (Excluding Carport)

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.

We would be delighted
to tell you more.

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