

Swakeleys Drive

Ickenham • Middlesex • UB10 8QE

Guide Price: £1,850,000



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This charming and spacious five bedroom detached family home, beautifully blends classic and modern styles throughout. Set back behind a gated large driveway with ample parking, the home is surrounded by mature trees and lush landscaping, offering both privacy and tranquility. The property is located within a short walking distance of Swakeleys Park, Vyners School, Breakspear School and Ickenham Village High Street, which has a range of shops, hairdressers, cafes, pubs, restaurants, churches and transport links.

Stunning detached property

Five bedrooms

Master bedroom with walk in wardrobe

Large orangery to rear

Modern interiors throughout

Gated entrance and large driveway

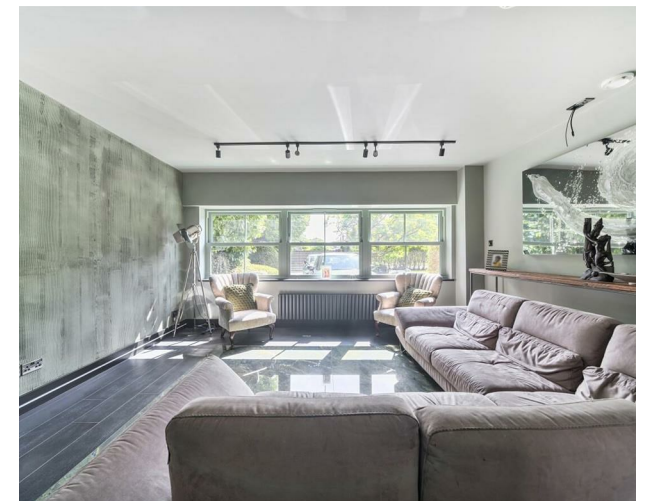
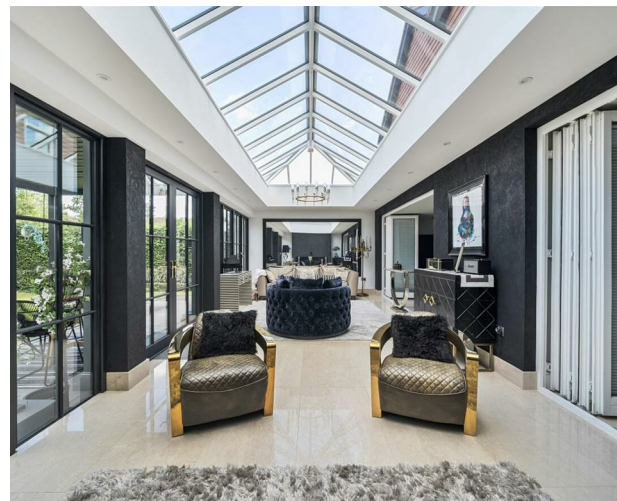
Secluded garden

Walking distance to Vyners school

Sought after location

Close to tube lines

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This spacious and ultra modern two-story home designed with both functionality and comfort in mind. On the ground floor, the layout features an expansive open-plan dining room and kitchen that flows seamlessly into an orangery, creating a bright and inviting central living space. Adjacent to this area are a sitting room and a dedicated cinema room, ideal for relaxation and entertainment. Additional practical spaces include a utility room and a home office, enhancing the home's versatility and convenience. Upstairs, the first floor accommodates five bedrooms. The principal bedroom benefits from its own en-suite bathroom and a walk-in wardrobe, offering a private retreat within the home. The remaining bedrooms are served by additional bathrooms, making the layout suitable for a larger family or guests.

Outside

The front of the property is accessed via security gates and provides ample off street parking and a well manicured lawn. There is a tall hedge also providing further security and privacy. To the rear there is a wonderful patio area with a pergola to enjoy in the summer evenings, and a lawn for the family to enjoy. The garden is also surrounded by eye catching shrubs and greenery. There is the benefit of two storage units in the garden that can be accessed from the side of the property.

Location

Swakeleys Drive is a sought-after location, being a quiet and peaceful neighbourhood, with close proximity to well-regarded schools such as Breakspear and Glebe primary, Douay Martyrs and Vyners secondary schools. There are excellent transport links with the A40 a short drive away providing access to London and the M25. Ickenham Village is also nearby with its local shops, restaurants, bars and Ickenham Metropolitan/Piccadilly Line Station. Alternatively West Ruislip is on the Central/Chiltern line. Nearby leisure facilities include Swakeleys tennis club, Wayfarer's lawn tennis club, Ickenham cricket club and Uxbridge golf course.



Schools:

Vyners Secondary School 0.3 miles
 Douay Martyrs Catholic Secondary School 0.6 miles
 The Breakspear Primary School 0.7 miles



Train:

Hillingdon Station 0.5 miles
 Ickenham Station 0.8 miles
 West Ruislip Station 1.1 miles



Car:

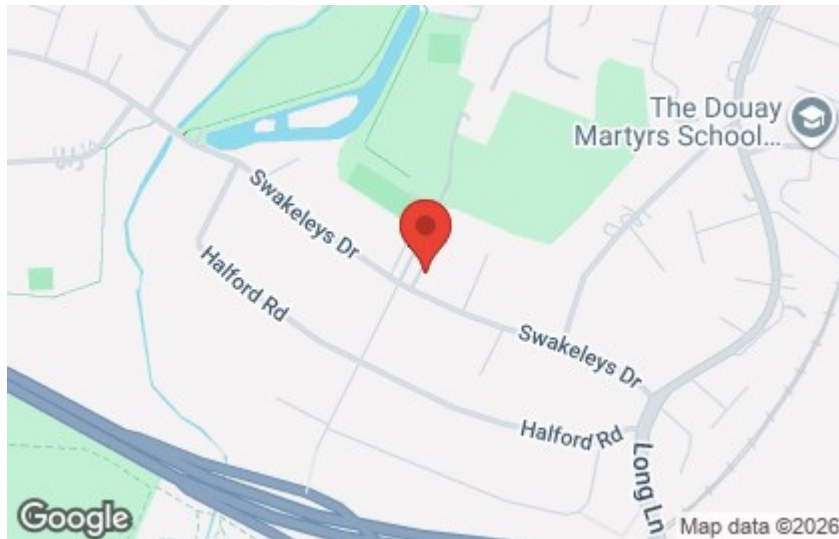
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)

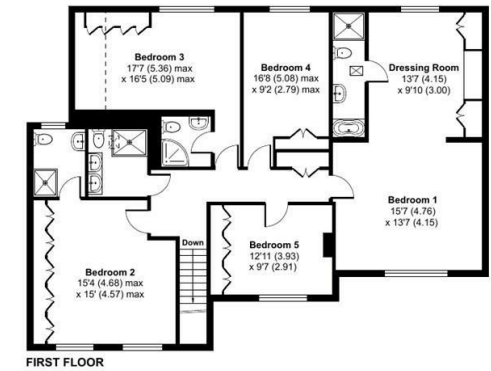
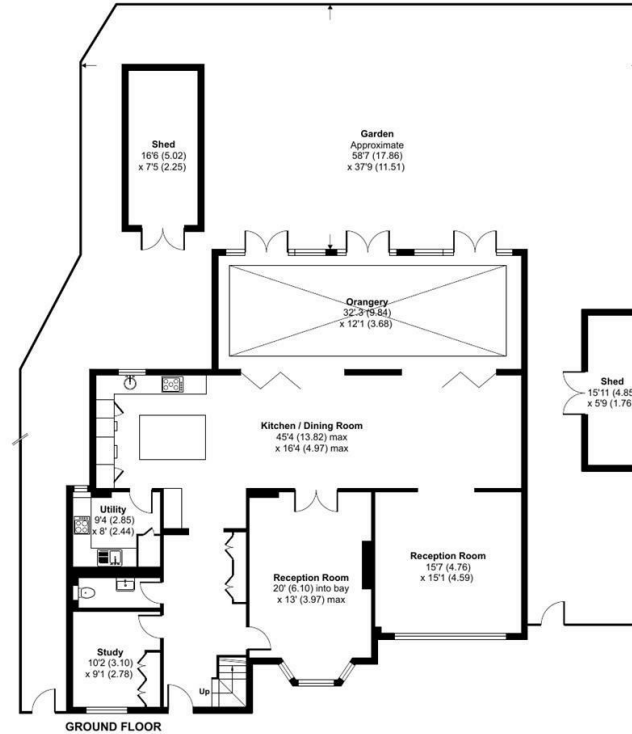


Swakeleys Drive, Ickenham, Uxbridge, UB10

Approximate Area = 3287 sq ft / 305.3 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Outbuildings = 214 sq ft / 19.8 sq m
 Total = 3536 sq ft / 328.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1331640

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.