



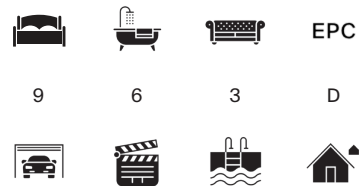
# THE BEECHES

25 Old Slade Lane, Iyer



AN IMPOSING FAMILY HOME OF NEARLY  
10,000 SQ FT WITH INDOOR POOL IN A  
POPULAR RESIDENTIAL AREA

An impressive home, well presented with leisure complex and  
separate 1 bedroom annexe.



Local Authority: Buckinghamshire District Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity, water, gas and drainage

Gardens, double garage, extensive driveway parking



## THE BEECHES

A magnificent and well presented family residence extending to approximately 10,000 sq ft, The Beeches offers exceptional living accommodation, complemented by an impressive indoor swimming pool complex and a versatile detached annexe.

An elegant covered entrance porch opens into a striking reception hall, featuring a full galleried landing and a sweeping staircase rising to the first floor. To the front, a generous study provides a refined working environment with bespoke fitted desk space. The principal sitting room is an outstanding dual-aspect space of around 900 sq ft, enjoying a feature fireplace and direct access onto the expansive rear terrace, ideal for entertaining.





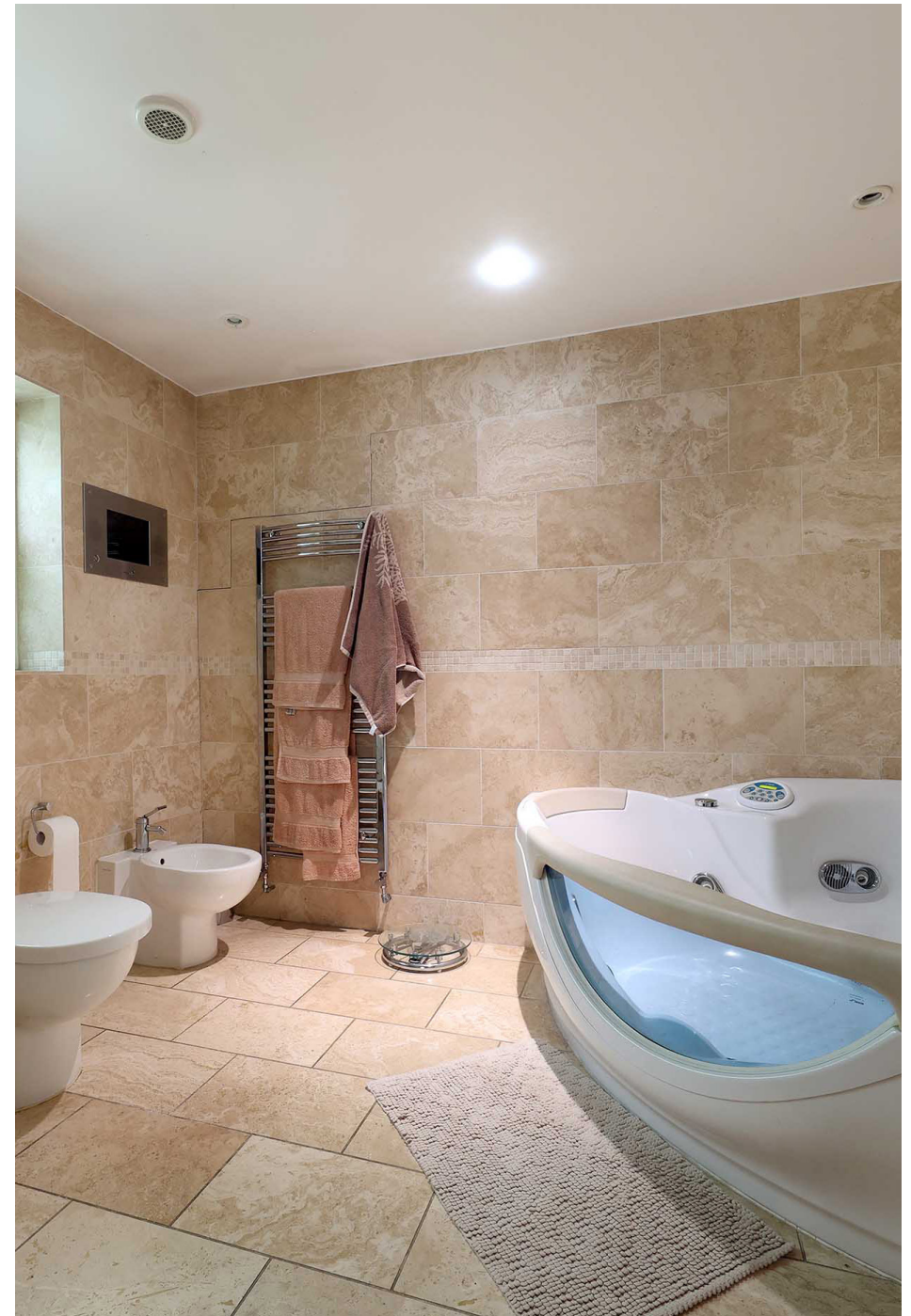
## THE BEECHES CONTINUED

Leisure and lifestyle are at the heart of this home, with a dedicated family room featuring a built-in bar and part-panelled walls, leading through to the impressive indoor pool complex. This superb space includes a large swimming pool, Jacuzzi, shower facilities, and plant room, with multiple sets of doors opening onto the terrace, creating a superb year-round entertaining environment. A utility room and fully tiled cloakroom complete the ground floor.

The first floor galleried landing enjoys attractive views over the approach. The principal bedroom suite is particularly generous, with extensive fitted furniture and a luxurious en suite bathroom featuring a Jacuzzi-style bath, separate shower and twin basins. There are two further bedroom suites, alongside two additional double bedrooms served by a well-appointed family bathroom. All bedrooms benefit from built-in wardrobes and ample storage.

The second floor provides further flexible accommodation, including three additional bedrooms, a family bathroom, a cinema room or gym, and useful storage rooms.

The beautifully appointed kitchen/breakfast room is fitted with a comprehensive range of luxury cabinetry, complemented by granite work surfaces, a central island with seating, and a suite of integrated appliances, including space for a range-style cooker. Doors open seamlessly onto the terrace, while the adjacent dining room offers an excellent setting for formal and informal family dining.







## LOCATION

The Beeches is situated on this much favoured road within Richings Park accessed easily from the M4, M40 and M25. There are excellent local sporting amenities including the highly regarded Richings Park Golf Club and many beautiful riverside and woodland walks, including those in Denham Country Park, Black Park, Langley Park and Burnham Beeches.

Windsor, Beaconsfield and Gerrards Cross are within easy driving distance and provide a more comprehensive range of shopping, recreational and educational facilities. The mainline railway station at Iver runs into London Paddington with journey times from 25 minutes. From Denham, the Chiltern Trains link runs into London Marylebone and the Metropolitan line underground link to Baker Street at Uxbridge.

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







## GARDENS AND ANNEXE

The property is approached via electrically operated iron gates leading to a brick-paved driveway, offering ample parking and access to a detached double garage. To the rear, a beautifully designed terrace with decking and paving creates an ideal outdoor entertaining space, complete with lighting and a pergola for shaded dining beyond which is an area of level lawns.

### Annexe

Steps rise to a well-maintained lawn, bordered by mature planting and featuring a curved path leading to the detached annexe. This self-contained space comprises a kitchen/reception room, double bedroom and shower room, ideal for guests or independent living.





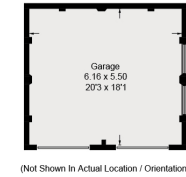
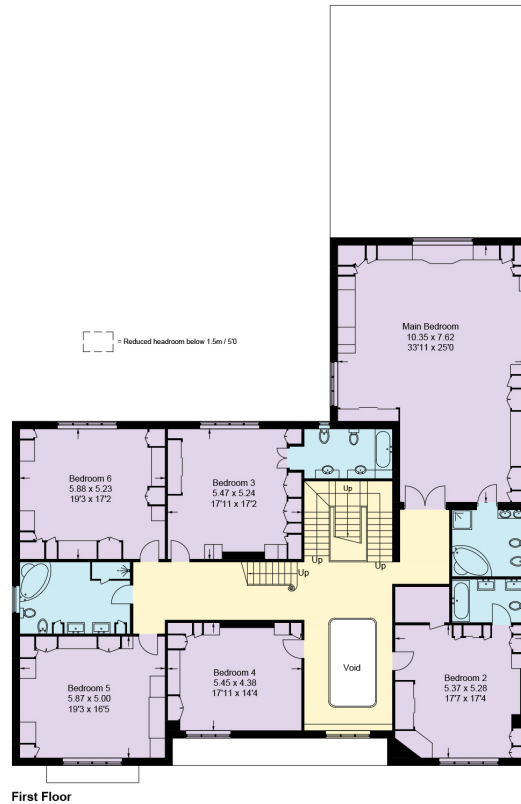
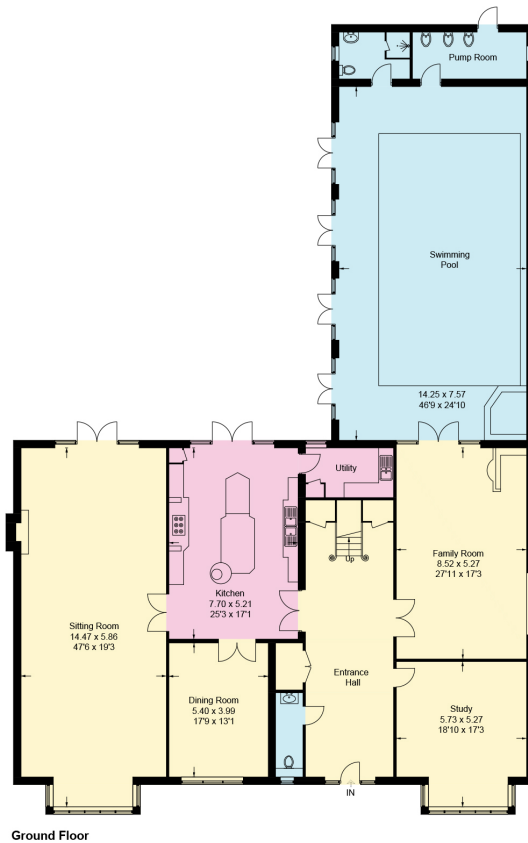
# 25 Old Slade Lane

Approximate Gross Internal Area = 917 sq m / 9,870 sq ft  
(Excluding Void / Including Swimming Pool)

Annexe = 57 sq m / 613 sq ft

Garage = 34.1 sq m / 367 sq ft

Total = 1008.1 sq m / 10,850 sq ft



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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(Including Annexe/Garage)

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**William Furniss**

0 1494 689 261

[William.Furniss@knightfrank.com](mailto:William.Furniss@knightfrank.com)

**Knight Frank Bucks & Herts**

St Mary's Court

Buckinghamshire, HP7 0UT

[knightfrank.co.uk](http://knightfrank.co.uk)

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