

Old Mill Close

Uxbridge • Middlesex • UB8 2BS
Guide Price: £950,000



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Old Mill Island, an award winning, private estate nestled across just over three acres, where historic charm meets contemporary living. This idyllic home, surrounded by the River Frays has been thoughtfully renovated for modern life. In 2010, a comprehensive renovation (including electrics, plumbing, and cabling) was completed with meticulous attention to preserving its period features, while seamlessly integrating modern comforts.

Whether you're seeking a distinctive family residence or a sanctuary from the hustle and bustle, The Old Manor House offers a truly rare opportunity to enjoy peace, beauty, and convenience in equal measure.

The Old Manor House

Four beautiful bedrooms

Four contemporary bathrooms

A gated private riverside estate

Modern interiors with period features

Allocated parking for residents

Excellent energy efficiency rating B

Excellent transport links inc. the Elizabeth Line

River views and scenic surrounds

Outstanding local schools

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.





Location

Nestled in a peaceful riverside setting, the property is ideally located for travel. Heathrow Airport is just 20 minutes away, with minimal aircraft noise thanks to the flight path. The Elizabeth Line (within the Oyster zone) offers swift access into Central London, and the M25, M4, and M40 are all within a 10 minute drive. For lovers of the outdoors, there are countless walking trails, riding stables, and golf clubs nearby including Harleyford, The Buckinghamshire, and Stoke Park. Families are well catered for, with nearby nurseries and both state and private schooling options. The property sits within Priority 2 catchment for Langley Grammar School, with access via the 11+ exam.

Property

The home offers a flexible layout with light filled living spaces, high ceilings, sash windows, and a handcrafted kitchen with granite and wood worktops. Each bedroom is generously sized with stylish en-suite bathrooms, and the top floor suite offers its own private stair access and wet room. Upon entering through a welcoming porch, you're drawn into the generous lounge, complete with a striking Chesney's fireplace that provides the room's focal point. A bespoke media unit conceals the TV when not in use, while discreetly integrated cabling and in ceiling speakers deliver a modern multimedia experience.

From the lounge, you step into one of the home's most distinctive features - a remarkable dining space set within one of only two above ground food vaults in the country. This unique area comfortably seats eleven guests, making it perfect for hosting unforgettable dinners. The adjacent kitchen has been expertly designed, enjoying a large central island with bar seating inviting casual meals or conversation over a coffee from the integrated machine. Handcrafted cabinetry accommodates an American-style fridge freezer, double ovens, and an induction hob. The blend of natural wood and granite worktops, along with an underslung double sink and integrated appliances, makes cooking a pleasure.

Upstairs, the spacious landing leads to the large master suite, which features a super king-size bedroom, walk-in dressing room, and a luxurious ensuite with a walk-in rain shower. Two additional bedrooms branch off the main landing. One, overlooking the rear garden and river, boasts a stunning ensuite bathroom with a slipper bath perfectly positioned for river views—an indulgent retreat at the end of the day. The other is a flexible two storey space, currently used as a bedroom and separate study. The upper floor is bathed in natural light and would make an ideal teen suite or creative workspace.

A staircase leads to the top floor fourth bedroom. Featuring exposed beams, a vast bookcase with integrated desk, and its own wet room, this self-contained suite is currently used as a second lounge and reading room but could easily serve as a guest suite or home office.

Estate Grounds

Residents of Old Mill Island share over three acres of well maintained grounds, with a weekly gardening service covered by the annual service charge. Originally built as part of the Cowley Hall Estate, The Old Manor House dates back to the late 16th century when the Frays River powered a working water mill at the estate entrance. Constructed to support the mill, the house was once accompanied by stables, a chapel, and greenhouses—many of which still lend their character to the surroundings today.



Schools:

Cowley St Laurence CofE Primary School 0.3 miles
 Whitehall Infant School 1.1 miles
 Rabbsfarm Primary School 0.8 miles



Train:

West Drayton Station (Elizabeth Line) 1.8 miles
 Uxbridge Station 1.4 miles
 Iver Station 1.4 miles



Car:

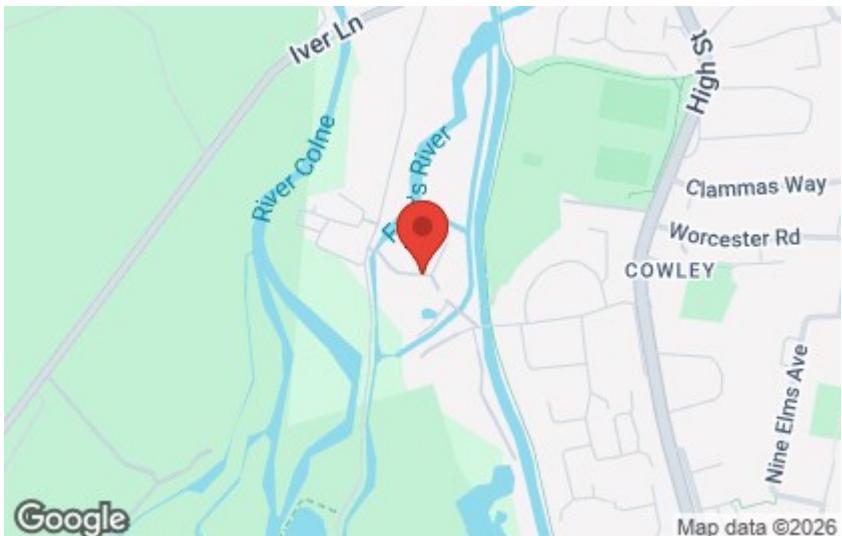
M4, A40, M25, M40



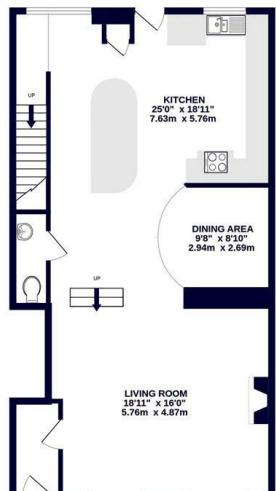
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



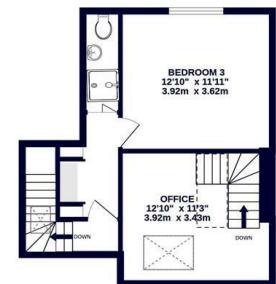
GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



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TOTAL FLOOR AREA: 2217 sq.ft. (206.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained in this document, 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 illustrative 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.

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Energy Efficiency Rating		Coopers	Model
Very energy efficient - lower running costs			
(91-100)	B	84	86
(89-81)	C		
(80-64)	D		
(63-54)	E		
(53-36)	F		
(35-16)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Coopers	Model
Very environmentally friendly - lower CO ₂ emissions			
(91-100)	A	B	C
(89-81)	B	C	D
(80-64)	C	D	E
(63-54)	D	E	F
(53-36)	E	F	G
(35-16)	F	G	
Not environmentally friendly - higher CO ₂ emissions			

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.