




# The Granary

Denham Road, Iver Heath, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A spacious and versatile detached residence with outbuildings, set in part walled gardens

Set behind a private gated entrance with part walled gardens, this charming detached residence offers light and versatile accommodation, together with a four car garage and a 'granary' which is utilised as a charming one bedroom annexe.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**FOUR CAR GARAGE**



**ANNEXE**



**FREEHOLD**



**VILLAGE**



**3,544 SQ FT INC. OUTBUILDING**



**GUIDE PRICE £1,500,000**



### The property

This handsome property offers spacious comfortable living, both internally and externally.

The internal accommodation offers a welcoming entrance lobby with an attractive tile floor that flows seamlessly into the hall, kitchen and cloakroom. A doorway to one side opens into a contemporary style kitchen, incorporating an extensive range of 'white gloss' handleless cabinetry, granite worktops and a range of quality integrated appliances. There is also a large island with similar units and a gas hob with extraction unit above. At the alternate end of the room is a ideal area for a large breakfast/dining table with a partially vaulted ceiling above.

There are three individual reception rooms including a double aspect living room, a delightful sitting room with box bay window and a home office/study.

Situated on the first floor are five bedrooms including a principal bedroom with ample wardrobes and a well appointed en suite shower room. Bedrooms 2

and 3 share an en suite shower whilst the remaining bedrooms are serviced by a stand alone family bathroom.



## Outside

The property enjoys an enviable position, set along a private road and behind a gated entrance. To the front is a courtyard style driveway with ample parking and turning space, together with a 4-car garage with a plentiful loft which could be created into further accommodation (subject to planning permission).

Within the grounds there is also a fully refurbished 'heritage' granary building offering a self contained studio annexe. It has a fully fitted kitchen and ensuite/utility-room with mains services connected. The remaining grounds consist of a large expanse of lawn, paved terraces and a pathway that leads to the side and rear of the house.

## Location

Iver Heath village enjoys a most convenient location, close to Iver and Langley, both of which offer Thames trains and Elizabeth line stations to London. Within the area are a variety of local stores and amenities together with excellent state and independent schools. The property is also positioned within easy

reach of the M40 and M25 motorways, providing routes to central London and Heathrow Airport. The property is also located approximately 2 miles from the world famous Pinewood Studios.



## Distances

- London Heathrow Airport approx 8 miles

## Nearby Stations

- Iver Station (Elizabeth line)
- Gerrards Cross station (Chiltern line)
- Uxbridge (Metropolitan and Piccadilly line)

## Key Locations

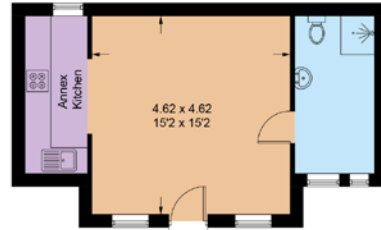
- Iver Heath village
- Gerrards Cross

## Nearby Schools

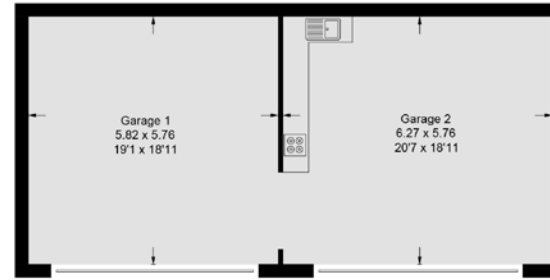
- Iver Heath Infant School & Nursery
- Denham Village School
- Gerrards Cross CofE School
- Thope House School
- St Mary's School
- Burnham Grammar
- Beaconsfield High School



Approximate Gross Internal Area  
 Ground Floor = 220.6 sq m / 2,374.2 sq ft  
 (Including Outbuildings)  
 First Floor = 108.7 sq m / 1,170.3 sq ft  
 Total = 329.3 sq m / 3,544.5 sq ft



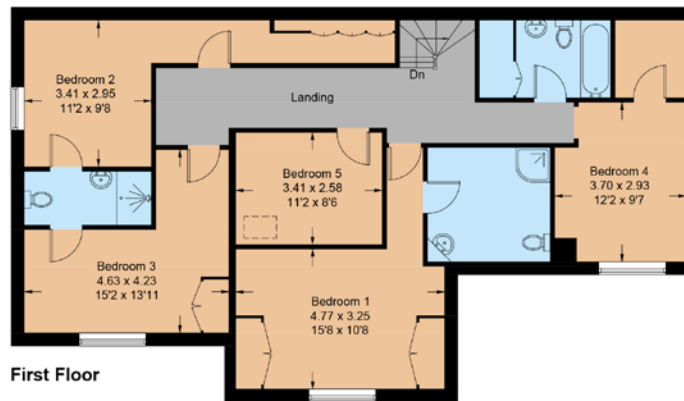
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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## Floorplans

House internal area 3,544 sq ft (329.3 sq m)  
 (including outbuilding )  
 For identification purposes only.

## Directions

SLO OPH

///what3words: slips.rarely.zebra

## General

Local Authority: Buckinghamshire Council

Services: Mains electricity, water and private drainage  
 (British Standard compliant)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

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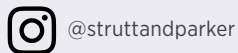
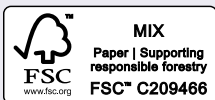
## Gerrards Cross

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