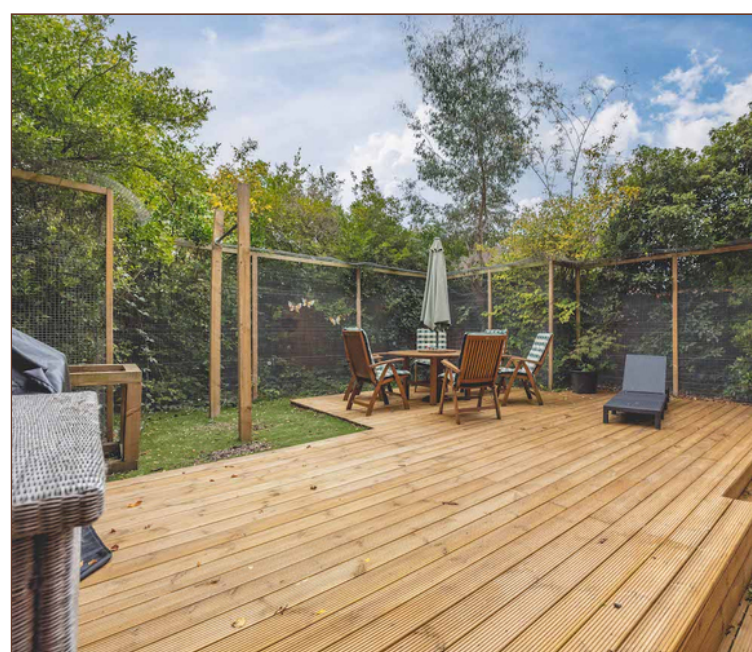
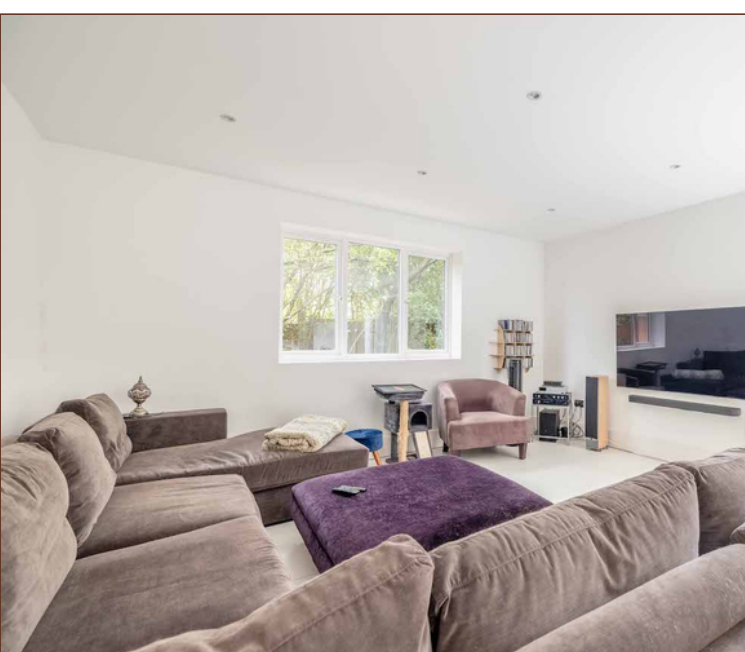
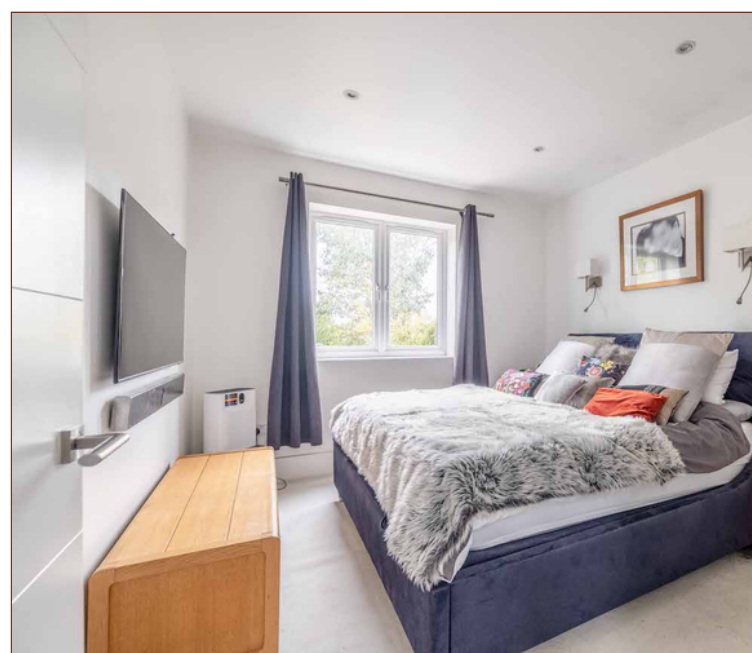




Stunning 4-Bedroom Detached Family Home on Copse Wood built in 2013, Iver Heath Nestled within the sought-after Copse Wood area of Iver Heath, this impressive four-bedroom detached residence offers elegant living across three spacious storeys. Set on a peaceful, tree-lined road, the property combines modern comfort with timeless style — perfect for families seeking space, privacy, and convenience. The ground floor features a welcoming entrance hall leading to a modern open-plan kitchen/diner with 4 metre island opening onto family room providing the ideal space for entertaining, complete with integrated appliances and stylish finishes over looking the landscaped rear garden. There is also a guest cloakroom, study and separate utility room. On the first floor, you'll find four generously sized bedrooms, including a beautifully appointed main bedroom with ensuite and dressing room. bedroom two also comes with an ensuite, two further bedrooms and family bathroom. The lower ground floor dedicated to a luxurious cinema room, snug, gym, cloakroom and store. Outside, the property enjoys a private rear garden with a decking area ideal for outdoor dining, along with a gated driveway providing off-street parking. Located close to excellent local schools, country walks, and transport links, including easy access to the M40, M25, and Iver or Denham stations, this home offers the best of both countryside living and city convenience.



Property Information

-  FREEHOLD
-  OPEN PLAN KITCHEN AND LIVING ROOM
-  TWO ENSUITES
-  GYM
-  GATED DRIVEWAY
-  DETACHED FAMILY HOME
-  FOUR BEDROOM
-  CINEMA ROOM
-  UTILITY ROOM
-  COUNCIL TAX BAND - G


x4
Bedrooms


x3
Reception Rooms


x3
Bathrooms


x4
Parking Spaces


Y
Garden


N
Garage

Tenure

Freehold

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Transport Links

The property is conveniently located within easy reach of Iver, Langley and slough stations (Elizabeth Line) and a short drive to Uxbridge Station (Metropolitan and Piccadilly lines). It also offers great access to the M4 at Slough and the M40 at Denham, making it ideally positioned for commuters.

Area

Iver Heath offers the perfect blend of semi-rural tranquility and excellent connectivity, making it a highly desirable location for families and commuters alike. With Pinewood Studios on the doorstep and large green spaces such as Black Park and Iver Heath Fields close by, there are fantastic opportunities for countryside walks, outdoor leisure and weekend escapes without travelling far. The area enjoys strong community infrastructure: good primary schools including Iver Heath Infant & Nursery and Junior Schools, local shops, a Post Office, a medical Centre and a welcoming village hall. Transport links are well-served too, with nearby Iver station providing easy access to the Elizabeth Line, plus major road links via the M40, M4 and the M25. For those seeking a home that offers both peaceful residential charm and proximity to London and major amenities, Iver Heath represents an excellent choice.

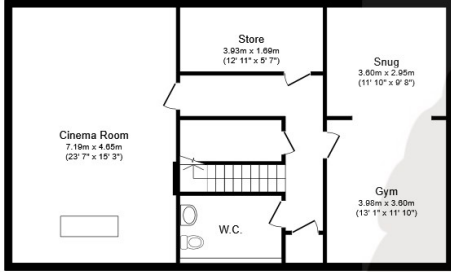
Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many others.

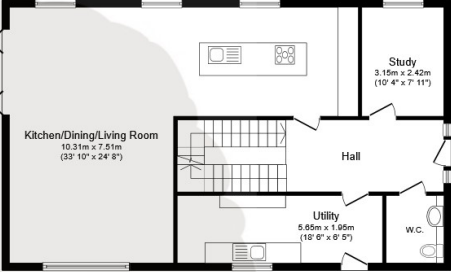
Council Tax

Band G

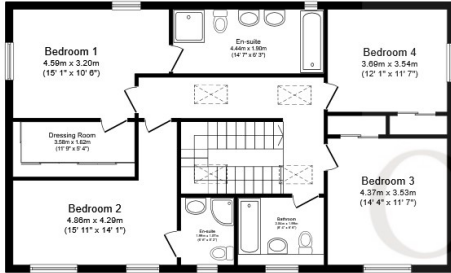
Floor Plan



Lower Ground Floor
Floor area 90.4 sq.m. (973 sq.ft.)



Ground Floor
Floor area 97.0 sq.m. (1,044 sq.ft.)



First Floor
Floor area 96.4 sq.m. (1,038 sq.ft.)



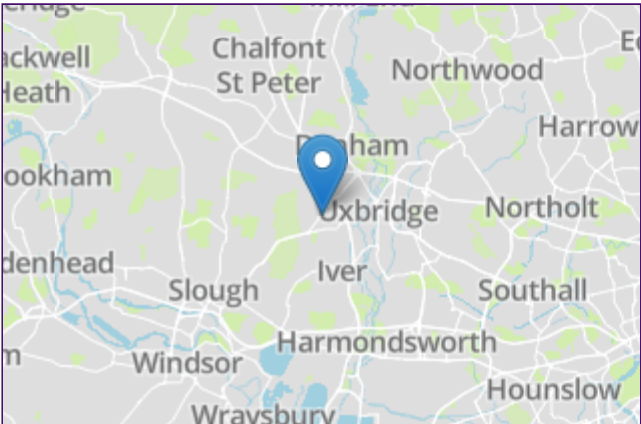
Outbuilding
Floor area 6.6 sq.m. (71 sq.ft.)

Total floor area: 290.4 sq.m. (3,126 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	