



A DELIGHTFUL DETACHED HOUSE WITH A LARGE GARDEN

COPPINS COTTAGE,
COPPINS LANE, IVER, BUCKINGHAMSHIRE, SL0 0AT

Freehold

savills

SITUATED AT THE END OF A QUIET COUNTRY LANE AND ENJOYING FAR REACHING RURAL VIEWS

COPPINS COTTAGE, COPPINS LANE, IVER, BUCKINGHAMSHIRE, SL0 0AT

Freehold

Sitting Room ♦ Dining Room ♦ Kitchen ♦ Scullery ♦ Utility Room ♦ 3 Bedrooms ♦ Bathroom ♦ Separate W.C. ♦ Gardens to the South & East of the House ♦ Bordering Historic Parkland ♦ EPC rating = E

Situation

Iver Station (mainline to London Paddington & Crossrail service from 2019) 1 mile, Gerrards Cross 7 miles, Windsor 8 miles, Heathrow 10 miles, Beaconsfield 11.5 miles, Central London 24 miles.

The village of Iver with its selection of local shops and restaurants is surrounded by fields and woodland, yet only 3.2 miles from the M40 motorway with access to both the M25 and M4. Windsor, Beaconsfield and Gerrards Cross are all within easy driving distance and provide a more comprehensive range of shopping, recreational and educational facilities. The mainline railway station at Iver (Crossrail from 2019) runs into London Paddington with journey times from 24 minutes. In 2019 the Crossrail service will operate from Iver with journey times of 26 minutes to Bond Street, 33 minutes to Liverpool Street and 40 minutes to Canary Wharf see www.crossrail.co.uk. This will have a significant impact on the village and quoted in The Times "The value of [houses] in Iver, Buckinghamshire, is likely to rise when Crossrail opens" The Times 11 July 2014. From Denham, the Chiltern Trains link runs into London Marylebone and the Metropolitan line underground links to Baker Street from Uxbridge.

There are excellent local sporting amenities including the highly regarded Buckinghamshire Golf Club and many beautiful riverside and woodland walks including those in Denham Country Park, Black Park, Langley Park and Burnham Beeches.

Buckinghamshire is renowned for its choice and standard of schooling, and is one of the last counties to maintain the traditional grammar school system. For details of current secondary school catchment areas, please visit. www.buckscc.gov.uk/schools/admissions/Postcode Checker.asp



Description

A gravel drive provides off road parking and access to the rear of the property. There is additional parking for three cars in the form of a pull in alongside the lane. From here a path leads to the front door passing over a small footbridge and established Holly and Yew Trees. There is a large lawn garden which extends to the south and the east of the house with 2 useful garden sheds. The gardens are enclosed by hedging and border open countryside which is the historic parkland for the neighbouring Coppins country house. The front door boasts a fine pedimented surround and the classical facade is appealing. Internally the accommodation is arranged over two floors. The ground floor has a stair hall from which the sitting room, dining room and the kitchen can be accessed. There are original architectural features including fireplaces and picture rails. The sitting room enjoys a triple aspect overlooking the gardens. The dining room has a fitted cabinet with glazed front. The kitchen overlooks the drive and parking with a door to the scullery (housing the boiler) and the rear lobby with its stable door to the garden. There is also a cloakroom and a utility/laundry cupboard on the ground floor. The first floor provides three bedrooms, a cloakroom and the bathroom. There is a fully boarded attic room which extends to the entire footprint of the house and gives further potential to expand the accommodation subject to the necessary planning consents.

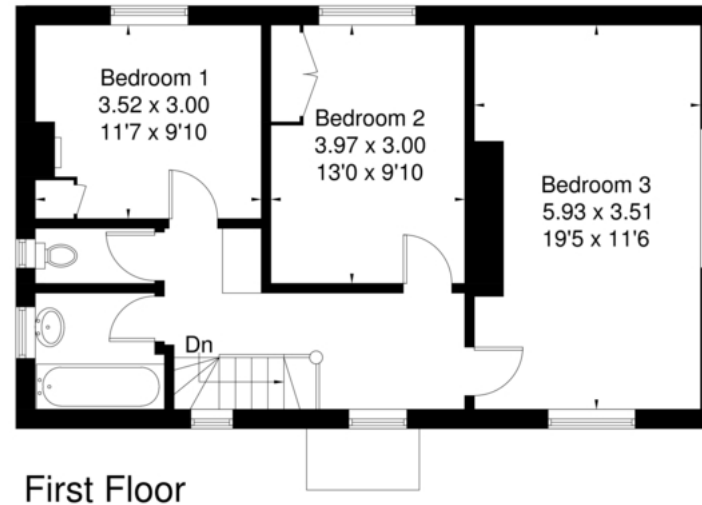
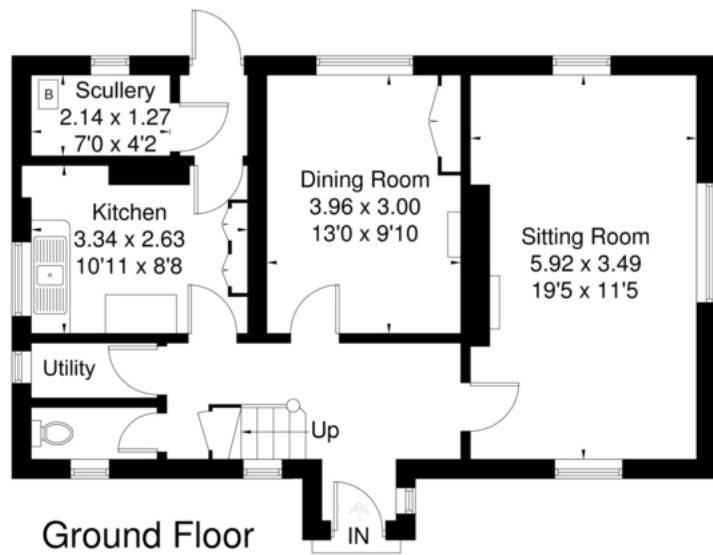
Directions

From Jct 1 of the M40, proceed south west on the A412 (Denham Road) signposted for Slough and Iver Heath. After crossing the M25 and just before the village of Iver Heath turn left at the Stag & Hounds into Bangors Road North. Proceed on this road passing The Black Horse public house on the right. Proceed into Bangors Road South, Coppins Lane is the first turning on the left. Follow this lane to the end and the property is the second to last on the right. There is a gravel pull in for parking.



Coppins Cottage, Coppins Lane, SL0 0AT
 Gross Internal Area = 124 sq m / 1335 sq ft

For identification only. Not to scale.
 © Floorplanz Ltd



Savills Beaconsfield
 beaconsfield@savills.com
 +44 (0) 1494 731950

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 51024041:74988

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-95)	B		82
(69-81)	C		
(55-69)	D		
(39-55)	E	44	
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	