



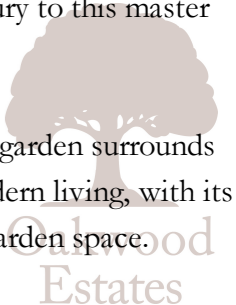
A rare opportunity to purchase this grade II listed Victorian style link-detached house that combines charming features of its former barn and outbuildings with tasteful modern touches, and is situated on half an acre of land providing a delightful outdoor space with picturesque views.






The ground floor features a magnificent and spacious modern kitchen offering a fantastic range of grey shaker-style fitted units complemented by dark granite worktops. There is ample space for dining furniture or the space offers the appetite for a large breakfast island.





Adjacent to the kitchen is an expansive 24ft living room, bathed in natural light. Throughout the property the ceilings are accentuated by wooden beams that radiate character whilst also offering stylish living accommodation.

The ground floor also boasts two double bedrooms each offering a comfortable retreat for family or guests. There is a generously sized bathroom and ample storage cupboards throughout. Ascending to the first floor, a remarkable 21ft room is nestled in the loft space along with an en-suite shower room adding a touch of luxury to this master bedroom.

Private gates secure the driveway that offers parking for 4-5 cars, whilst the expansive half-acre garden surrounds the property and provides a rural feel. This property is the perfect blend of historic charm and modern living, with its enchanting wooden beams, spacious rooms, tastefully designed kitchen and the generous garden space.



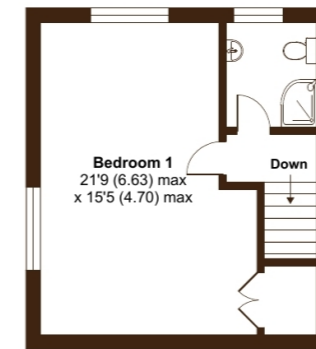
-  THREE DOUBLE BEDROOM LINK-DETACHED FAMILY HOME
-  GRADE II LISTED BUILDING
-  TASTEFULLY DESIGNED MODERN KITCHEN WITH GRANITE WORKTOPS
-  AMPLE STORAGE THROUGHOUT
-  SECURE GATED PARKING FOR UP TO FIVE CARS

-  1995 VICTORIAN-STYLE BARN CONVERSION
-  SITUATED ON HALF AN ACRE OF LAND PROVIDING A PICTURESQUE GARDEN WITH RURAL FEEL
-  EXPANSIVE 24FT LOUNGE WITH STYLISH WOODEN BEAMS EXTENDED THROUGHOUT THE HOUSE
-  21FT MASTER BEDROOM WITH EN-SUITE SHOWER

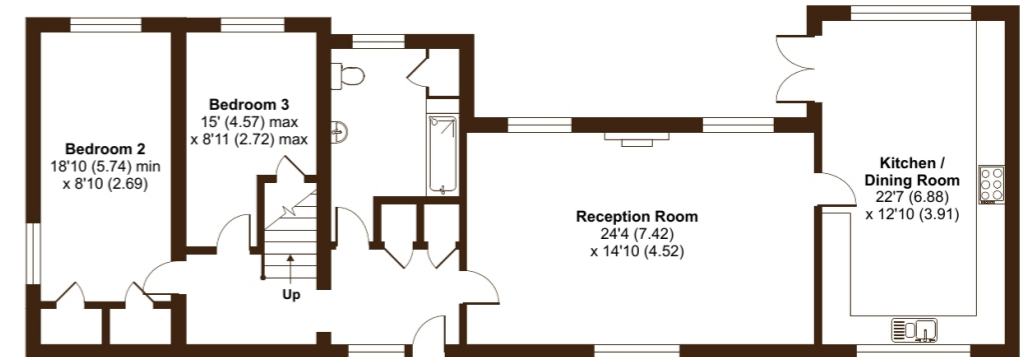
					
x3	x1	x2	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**The Granary, Sutton Lane, Slough, SL3**

Approximate Area = 1717 sq ft / 159.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 999811



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.

**External**

Access to the property is via a secure gated entrance whereby a shingle driveway offers parking for up to five cars.

The property sits on a delightful rear garden which is mostly laid to lawn, with a patio area suitable for garden furniture. The garden offers ample space for gardening enthusiasts in this charming outdoor environment with a serene countryside feel to it.

**Transport Links**

**NEAREST STATIONS**

- Langley Station - 1.0 miles
- Iver Station - 1.2 miles
- Datchet Station - 2.8 miles

The property is also situated close to junction 5 of M4 providing links to M25 and M40, and a short commute to Heathrow Airport.

**Local Schools**

The property is ideally situated within easy reach of multiple Langley schools as well as being s in the catchment area for Buckinghamshire Grammar Schools.

**Council Tax**

Band F

