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Hollybush Hill, Stoke Poges, Buckinghamshire. SL2 4PZ.

Offers Over £475,000 Freehold

A beautiful character cottage located in a stunning setting off Hollybush Hill in Stoke Poges. This property has been the subject of major refurbishment and improvement by the present owner and therefore internal viewing comes highly recommended. This property now perfectly blends the period character with a contemporary and stylish finish.

This three bedroom, three storey property also comes to the market with no upper chain.

On the ground floor is a 11'10 x 9'2 front aspect sitting room, a ground floor cloakroom, and the impressive 16'1 x 11'10 kitchen/dining room which features french doors that open out to the garden, brand new kitchen units, hob and oven, plus two Velux windows which ensure the room is flooded with natural light.

On the first floor there is a rear aspect 11'10 x 9'10 bedroom two, a 11'9 x 6'11 front aspect bedroom three, and a modern family bathroom.

The top floor comprises of a master bedroom that measures 18'4 x 7'5, which has its own ensuite and built in storage, plus a rear aspect window and an additional Velux window.

Outside and to the rear, there is an excellent sized rear garden that is perfect for entertaining. It has a patio, is mainly laid to lawn, and has fencing to both sides.

Situated in the sought after village of Stoke Poges which is



approximately four miles from Gerrards Cross and Beaconsfield Village Centres that have extensive shopping facilities.

#### THE AREA

Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25 and M4.

The Chiltern Train Station at Gerrards Cross (approx 3 miles away) offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough station is also within 3 miles and connects to the Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses and further leisure facilities in the area include various gymnasiums and countryside walks, furthermore Windsor Race Course and Ascot are nearby.

South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally. Within the village of Stoke Poges there is a small shopping centre which provides day to day shopping facilities.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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## 2 Hollies Cottages

Approximate Gross Internal Area

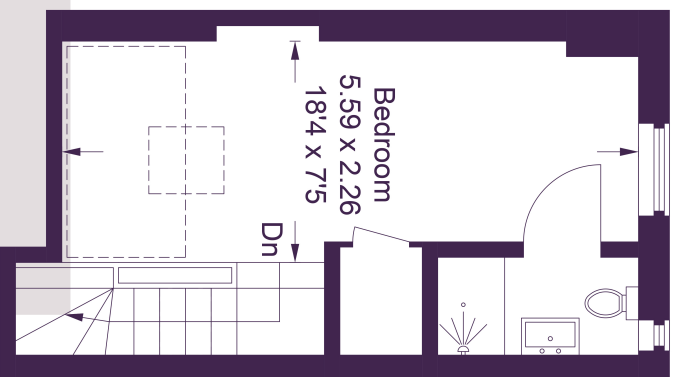
Ground Floor = 33.4 sq m / 359 sq ft

First Floor = 24.3 sq m / 261 sq ft

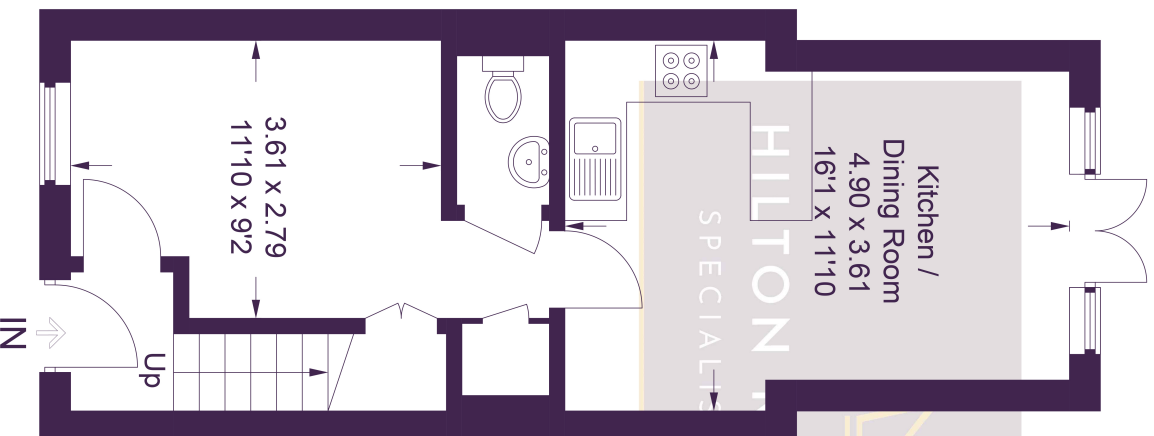
Second Floor = 18.3 sq m / 197 sq ft

Total = 76.0 sq m / 817 sq ft

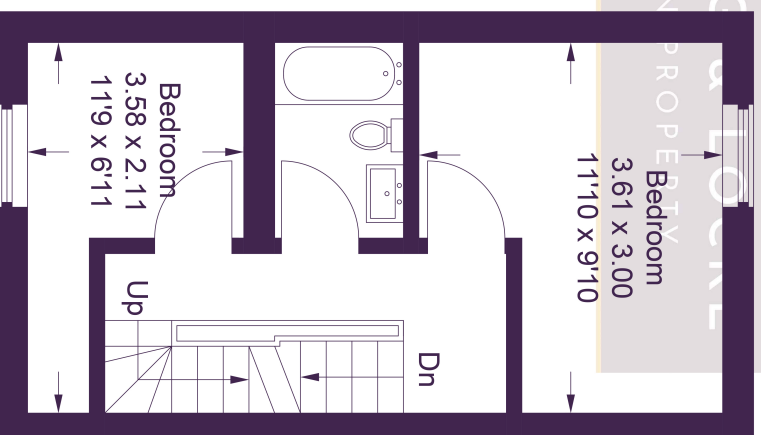
 = Reduced headroom below 1.5m / 5'0



Second Floor



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.