



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Pattroyan, Farthing Green Lane, Stoke Poges, Buckinghamshire. SL2 4JJ.

£850,000 Freehold

Stunning Four-Bedroom Semi-Detached Home in Stoke Poges.

Completely refurbished and extended, this impressive four-bedroom semi-detached home blends modern living with cosy, functional spaces. At the front, you'll find a charming snug featuring a beautiful log burner and integrated cabinetry with ambient lighting—perfect for those warm, cozy winter evenings. The additional downstairs reception room, currently used as a cinema room, can seamlessly open into this room and the dining room, offering an expansive space ideal for entertaining and family gatherings.

At the rear, the open-plan kitchen and dining room is the heart of the home, boasting underfloor heating, a breakfast bar, under-counter lighting, a gas cooker, integrated dishwasher, and water softener. The bi-fold doors and skylights flood the space with natural light and offer picturesque views of the 150ft+ garden, creating a bright and welcoming atmosphere. The utility room, also with underfloor heating, has its own access to the garden and is adjacent to a stylish downstairs shower room, completing the well-thought-out ground floor.

Moving upstairs, the top floor hosts the stunning master suite, featuring ample skylights, large windows with sweeping views of the Stoke Poges countryside, fitted wardrobes, and a modern en-suite shower room. On the middle floor, bedrooms two and three are generous doubles, each with fitted wardrobes and different outlooks over the village. Bedroom four, facing the front, is perfect as a study or nursery. A family bathroom and separate toilet round out this level.

Outside, the expansive rear garden, mostly laid to lawn, includes a patio area perfect for summer barbecues. At the very back of the garden, there is a fully rendered garage with an electric supply and a separate fuse box—offering excellent potential for use as a workshop or additional storage. The property also benefits from side access, ample driveway parking, and an



additional front garage. While already extended, this home offers further potential for development (subject to planning permission).

THE AREA

Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25, and M4. Gerrards Cross station (approximately 3 miles away) offers a fast and frequent service into London Marylebone in around 20 minutes, while Slough station, also 3 miles away, is now part of the Crossrail (Elizabeth Line), offering excellent connectivity.

The area boasts numerous golf courses, gym facilities, and beautiful countryside walks. Local parks such as Black Park offer plenty of outdoor recreation, while Windsor Racecourse and Ascot are also nearby for leisure.

Stoke Poges falls within the catchment of South Bucks' renowned Grammar Schools, and there are several highly regarded state and independent schools locally, including Stoke Poges School.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Patroyan

Approximate Gross Internal Area

Ground Floor = 97.8 sq m / 1,053 sq ft

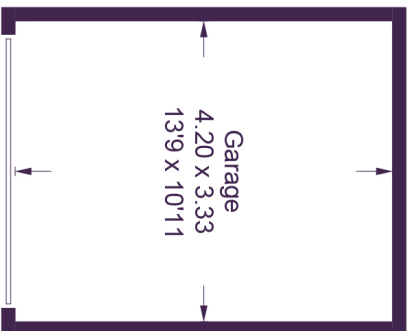
(Including Internal Garage)

First Floor = 48.0 sq m / 517 sq ft

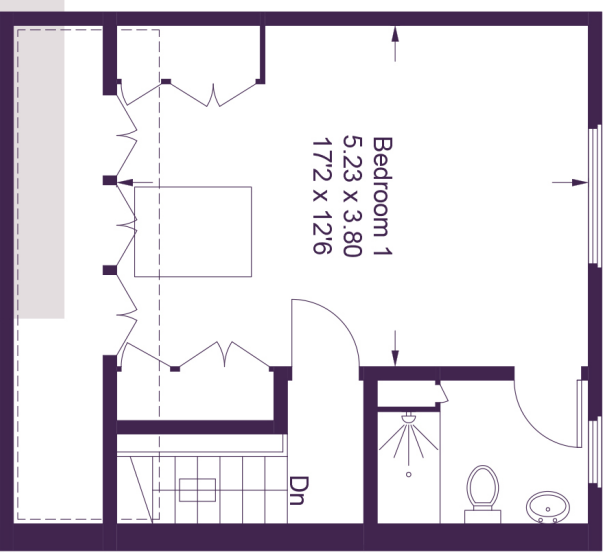
Second Floor = 35.5 sq m / 382 sq ft

External Garage = 14.1 sq m / 152 sq ft

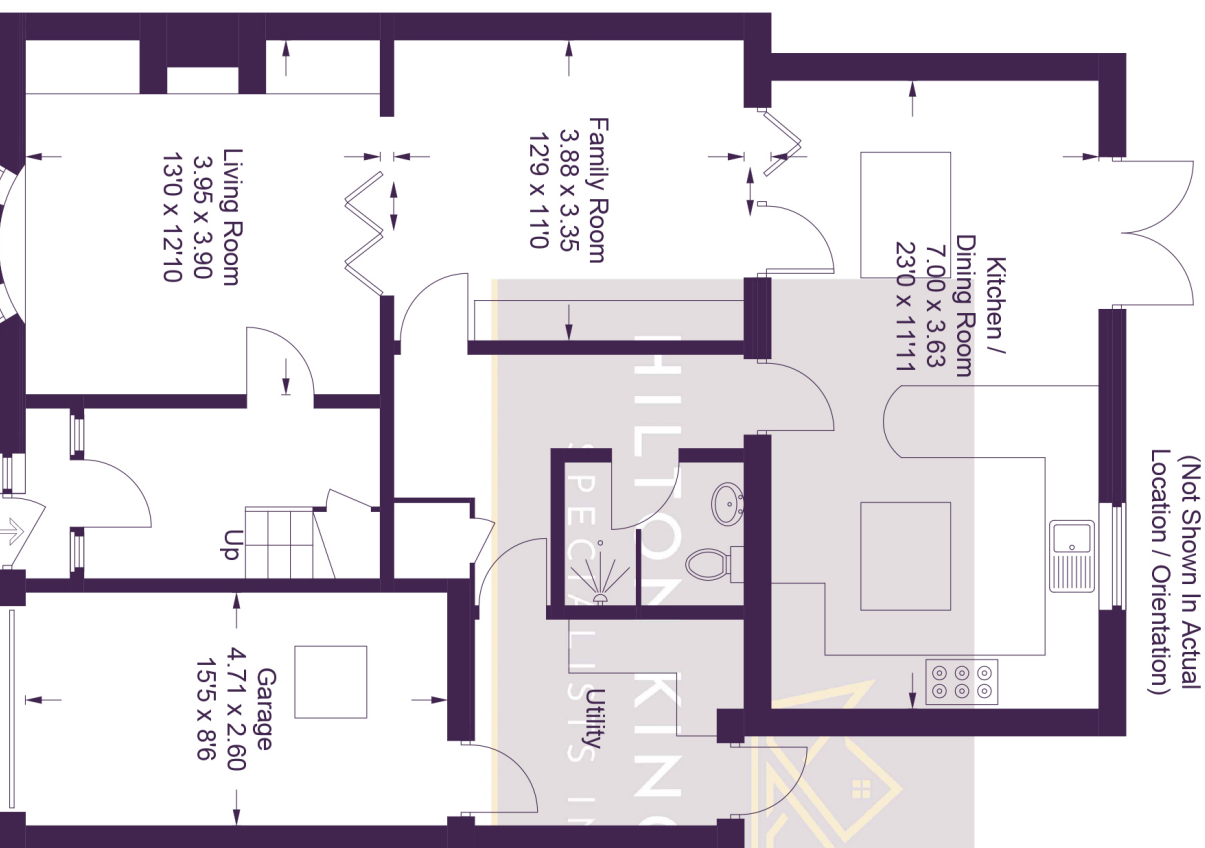
Total = 195.4 sq m / 2,104 sq ft



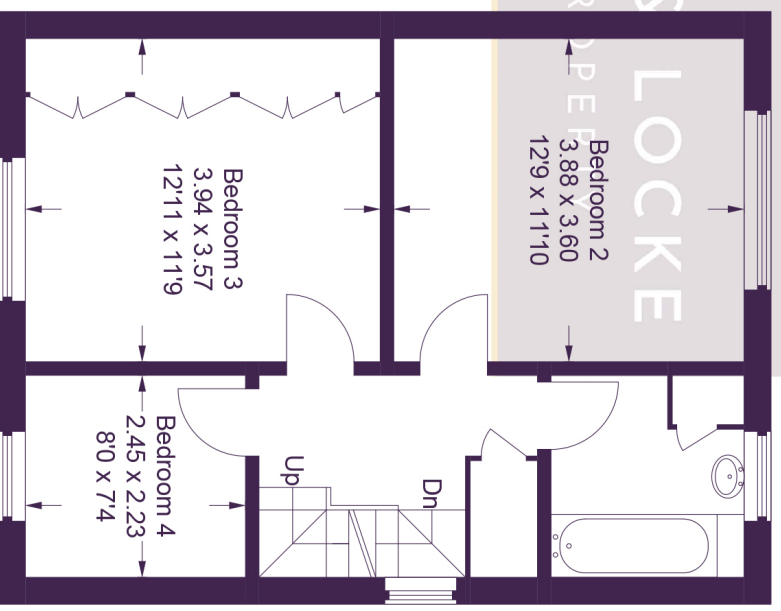
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

[- - -] = Reduced head height below 1.5m

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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke