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Templewood Lane, Stoke Poges, Buckinghamshire. SL2 4BQ.

£535,000 Freehold

A beautiful and surprisingly spacious two bedroom character cottage situated in sought after Templewood Lane, Stoke Poges.

This property comes highly recommended and also has no upper chain, Impressive accommodation in total comes to just under 1300 square ft, with a highlight of the property being its quite stunning, landscaped rear garden which will be just perfect to enjoy during the upcoming summer months.

Ground floor accommodation includes an entrance porch, a 22'5 x 13'6 living/dining room that has a feature fireplace, and a door leading to the garden. There is also a modern fitted kitchen with integrated appliances, that leads to a double glazed conservatory.

Upstairs, two double bedrooms await, the master bedroom overlooks the front, and has built in wardrobes, while bedroom two overlooks the rear garden. A spacious family bathroom completes this floor, and it has an ornate roll top free standing bath with a separate shower cubicle.

There is also a 17'10 x 15'5 loft room, which lends itself to a full conversion, and to potentially create another bedroom with ensuite (subject to the usual consents)

Outside and to the front, there is a block paved drive providing ample off street parking, while the afore mentioned garden has two patio areas, is very secluded, has a large lawn and also flower/shrub borders. Within the garden is a useful 9'11 x 9'9 timber shed.



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. Stoke Poges Junior School is located in Rogers Lane, only a few minutes drive away from the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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
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2 Jardine Cottages

Approximate Gross Internal Area

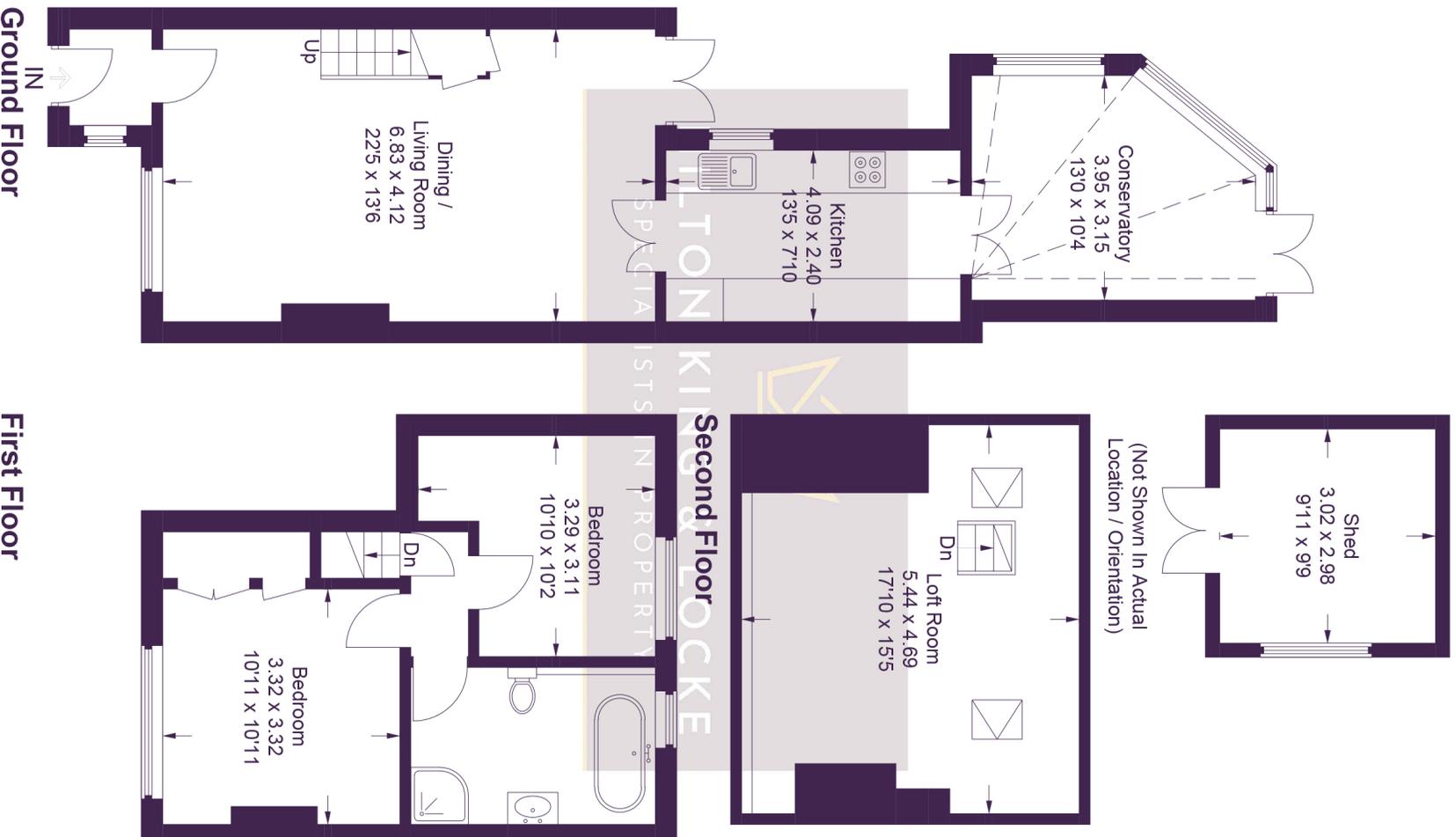
Ground Floor = 52.1 sq m / 561 sq ft

First Floor = 32.5 sq m / 350 sq ft

Second Floor = 25.6 sq m / 275 sq ft

Shed = 9.0 sq m / 97 sq ft

Total = 119.2 sq m / 1,283 sq ft



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.