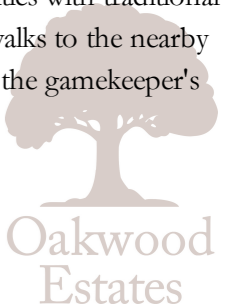




As you enter the property, you are greeted by a warm and inviting entrance hall. To the left, two generously sized bedrooms offer a peaceful retreat, while a small office space provides the perfect setting for working from home. On the right, the spacious living room boasts a charming wood burner, a large bay window that fills the room with natural light, and original shutters that enhance the character and elegance of the space.

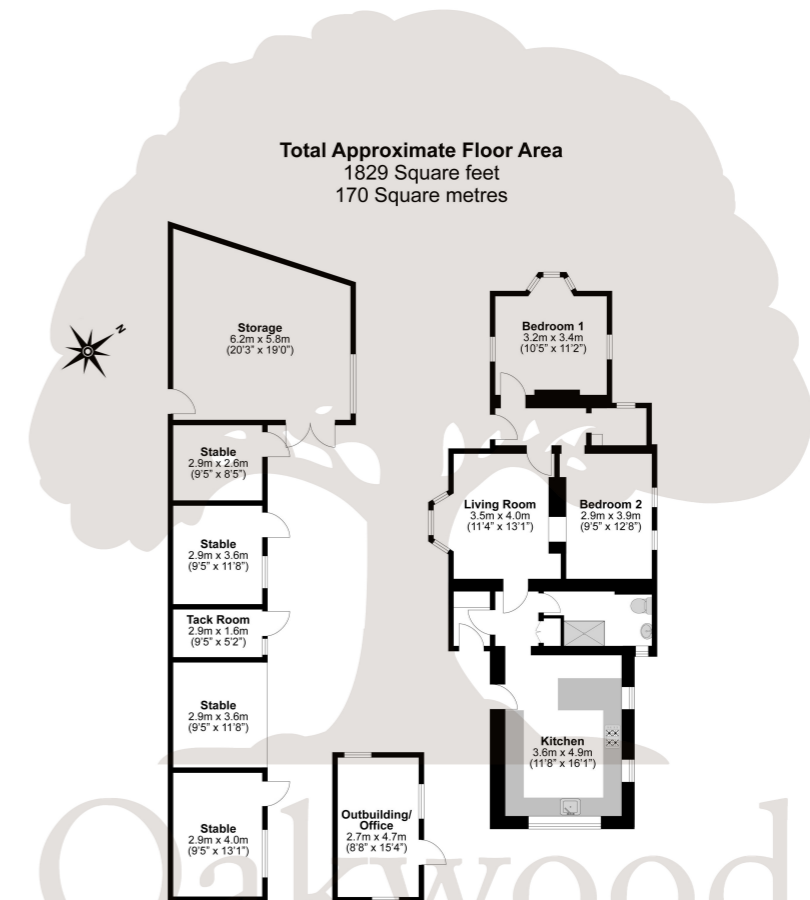
As you continue through the property, you'll come across a large bathroom with impressive high ceilings. The bathroom is well-appointed with a modern shower, a sleek basin, and a toilet, offering both comfort and style. The high-specification kitchen is a true highlight, designed for both functionality and style. It boasts two ovens, including a microwave combi oven, as well as a state-of-the-art Samsung smart fridge. The kitchen also features a spacious breakfast bar, perfect for casual dining or entertaining. With views over the meticulously maintained rear garden, the kitchen offers a serene and pleasant atmosphere. Additionally, the kitchen, living room, and bathroom all benefit from the luxury of underfloor heating, ensuring warmth and comfort throughout the home.

Beyond the main living areas, the property includes a paddock area with three stables, a workshop space, and a tack room, though these areas are in need of some maintenance and repairs. This property combines modern amenities with traditional charm, offering an ideal balance of indoor and outdoor living. A truly unique property, it offers scenic walks to the nearby village of Hedgerley, allowing for a peaceful and picturesque lifestyle. Historically, this property served as the gamekeeper's lodge for the grand Bullstrove Park, further enhancing its character and charm



-  2 BEDROOM DETACHED BUNGALOW
-  HIGH CEILINGS
-  STABLE BLOCK
-  PREVIOUS PLANNING PERMISSION FOR LOFT CONVERSION
-  EPC- D
-  FULLY REFURBISHED THROUGHOUT
-  0.45 ACRE PLOT
-  Paddock with equestrian potential
-  COUNCIL TAX BAND- F
-  1829 SQUARE FEET

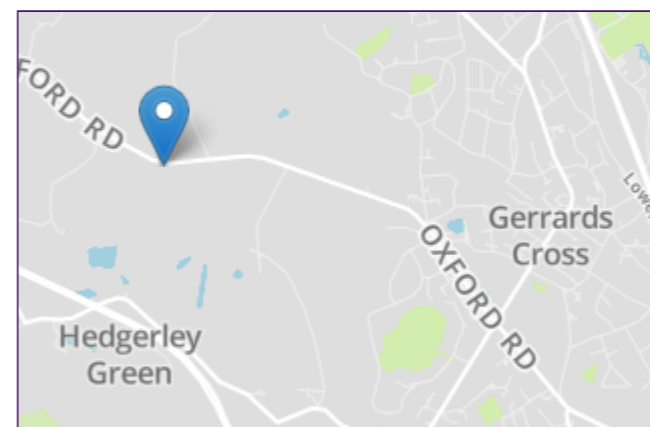
					
x2	x1	x1	x10	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Location

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire, England. It is situated approximately 20 miles west of central London and is known for its affluent residential areas and upmarket shops and restaurants. The town has a population of around 8,000 people and is well-connected to London by both road and rail, with regular train services to London Marylebone taking around 20 minutes. Gerrards Cross is also surrounded by beautiful countryside, including the Chiltern Hills, which offers opportunities for outdoor activities such as walking and cycling.

Transport Links

Gerrards Cross has excellent transport links that make it easy to get around the town and to other destinations. The town is conveniently located near major road networks, including the M25 and M40 motorways, providing easy access to London and other parts of the country. Gerrards Cross also has a train station that offers regular services to London Marylebone, with journey times taking approximately 20 minutes. Local bus services connect the town with nearby areas, and taxis are readily

available. The town also has designated cycling routes and facilities, making it easy to get around by bicycle. Overall, Gerrards Cross provides a range of transport options, making it a convenient and accessible place to live or visit.

Leisure

Gerrards Cross offers a variety of leisure activities from scenic walks and cycling routes in the surrounding countryside to golf and tennis clubs, fitness centers, and a public swimming pool, there's something for everyone. The town center boasts a range of upmarket shops and restaurants, making it an excellent place for shopping and dining. For a luxurious movie-watching experience, head to the Everyman cinema. Whether you're looking for an outdoor adventure, a fitness session, or a relaxing day out, Gerrards Cross has plenty of options to choose from.

Council Tax

Band F