



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Stoke Park House, Stoke Park Avenue, Farnham Royal, Buckinghamshire. SL2 3BJ.

£5,500 pcm

Stoke Park Avenue - a gated development offering heightened privacy to the selected few .

Behind the gates a scene of beauty with landscaped drives and every property exuding taste and elegance .

Stoke Park House is a glorious estate surrounded by Palm trees , green lawns and landscaped surrounds .Three garages and forecourt offer the space and storage for growing families and as teenagers grow - additional family cars!

The property also benefits form individual gated entry.

On entering the property a grand reception hall leads into a breath taking drawing room, study, dining room, family room, kitchen, utility, two sets of cloakrooms and the games/entertainment room. The beauty of this property is enhanced by garden views overlooking the champion Stoke Park golf course.

The kitchen offers an array of fitted units with integrated appliances, breakfast island and dining area. An ideal layout to join together and chat while relaxing in the warmth of the sunshine beaming through to this plentiful space .

A further games room is situated by the entrance of the property . A large room away from the main living area where noise , games and laughter may be plentiful while not disturbing the more peaceful areas of the property .

Upstairs are five well proportioned bedrooms with adjoining bathrooms. The master kingsize suite with separate dressing room has space for a seating area/snug and enjoys glorious views over the grounds.

Bedroom two features a walk in wardrobe , while bedroom three is charming with a feature bay window to the front. The fourth



and fifth double bedrooms also impress with immense space . All rooms offer a true touch of luxury throughout this floor.

Farnham Common village is approximately 1.5 miles from the property and provides a wide range of shopping facilities, including Tesco and Sainsburys mini supermarkets, Costa Coffee plus a variety of independent Shops, Restaurants and Boutiques.

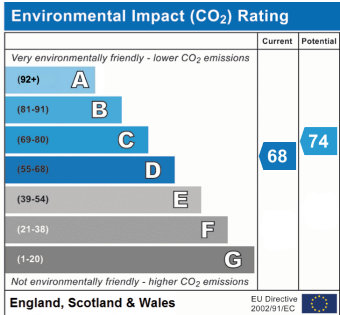
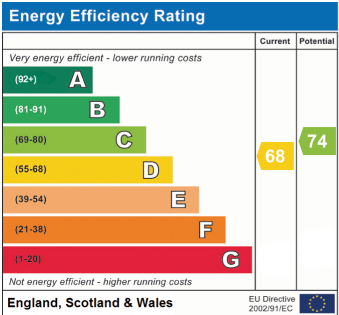
Gerrards Cross Village and Mainline Station with trains into Marylebone in approximately 22 minutes, is approximately 5.0 miles from the property and offers a greater number of facilities including Waitrose supermarket, Cinema, restaurants and boutiques.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of independent Schools and Grammar Schools. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Stoke Park Golf Courses within the area.

A truly enchanting property reminiscent of Downton Abbey days and a wonderful , unique opportunity to enjoy this manor as your home.

Call lettings on 01753 643555 or email lettings@hklhome.co.uk for further details or arrange a convenient appointment to view .



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).

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The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Ground Floor

Approx. 349.9 sq metres (3764.7 sq feet)

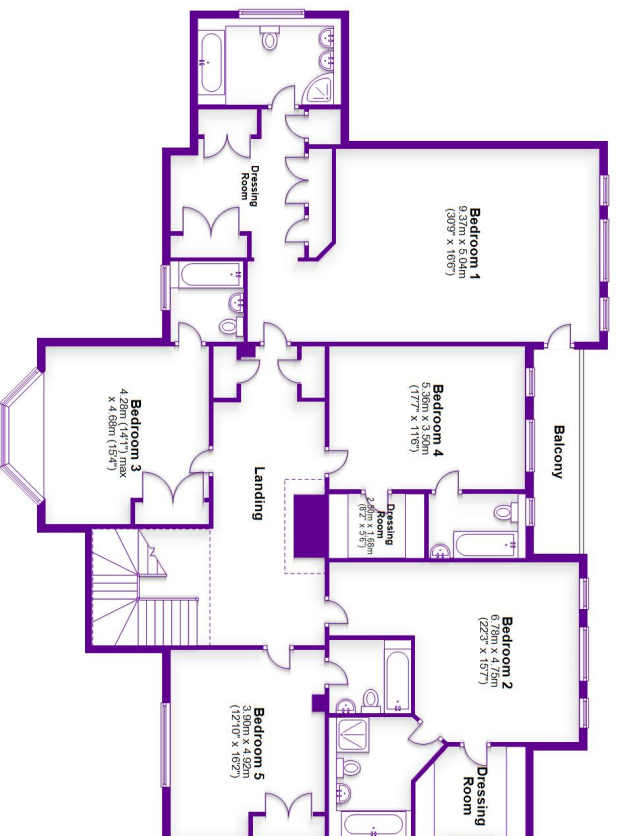


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First Floor

Approx. 222.3 sq metres (2392.5 sq feet)



Total area: approx. 572.0 sq. metres (6157.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and furniture are indicated by a dotted line. Total area includes garage.
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