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Arden, Village Lane, Hedgerley, Buckinghamshire. SL2 3UY.

£775,000 Freehold

You will find it hard believe that you can find a truly beautiful Cottage set in a picturesque leafy Village location, with spectacular views over the Countryside and still only be just over 3 miles to Gerrards Cross Station where you can be in London in a fraction over 20 minutes! ... We are delighted to present to the market 'Arden', which ticks all of these boxes and many more. If you have never visited Hedgerley, then whether you are interested in this property or not, plan your trip today!

This stunning three bedroom cottage plus outbuilding offers a unique lifestyle combining cosy, characterful living with ease of access to London and the motorway network. The village of Hedgerley is situated in a conservation area and benefits from a highly regarded (and famous) village public house plus there are various countryside walks locally. Nearby Gerrards Cross and Beaconsfield town centres offer a wide range of supermarkets, restaurants and public houses.

Downstairs accommodation includes an entrance hallway, large living room area with large windows and a fireplace with a log burner. There is a fitted kitchen with an integral dishwasher, fridge, freezer and Aga oven. The dining room is substantial in size and fits a six-seater dining table and chairs.

As you make your way upstairs you will find three good sized bedrooms with fantastic floor space and a modern, fully tiled bathroom benefitting from a bath and shower.

A particular feature of this stunning home is the private and secluded rear garden, mainly laid to lawn which wraps around the side of the property including a patio area with outdoor seating area to relax and enjoy those long summer evenings. The garden has an annexe build with full electrics and heating, utilised currently as a snug/playroom but could be used as an office space.

This property comes with a single garage space and plenty of on



street parking.

Having previously won numerous “best kept village” awards, Hedgerley is extremely popular, and the property is located within walking distance of the historic church, nature reserve and home to the award-winning White Horse real ale public house.

The property is within easy reach of the M40 and M4 motorways plus local transport links including Gerrards Cross Station providing the Elizabeth Line with access to London in less than 30 minutes, plus a link to the tube network.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn Tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

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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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Arden House

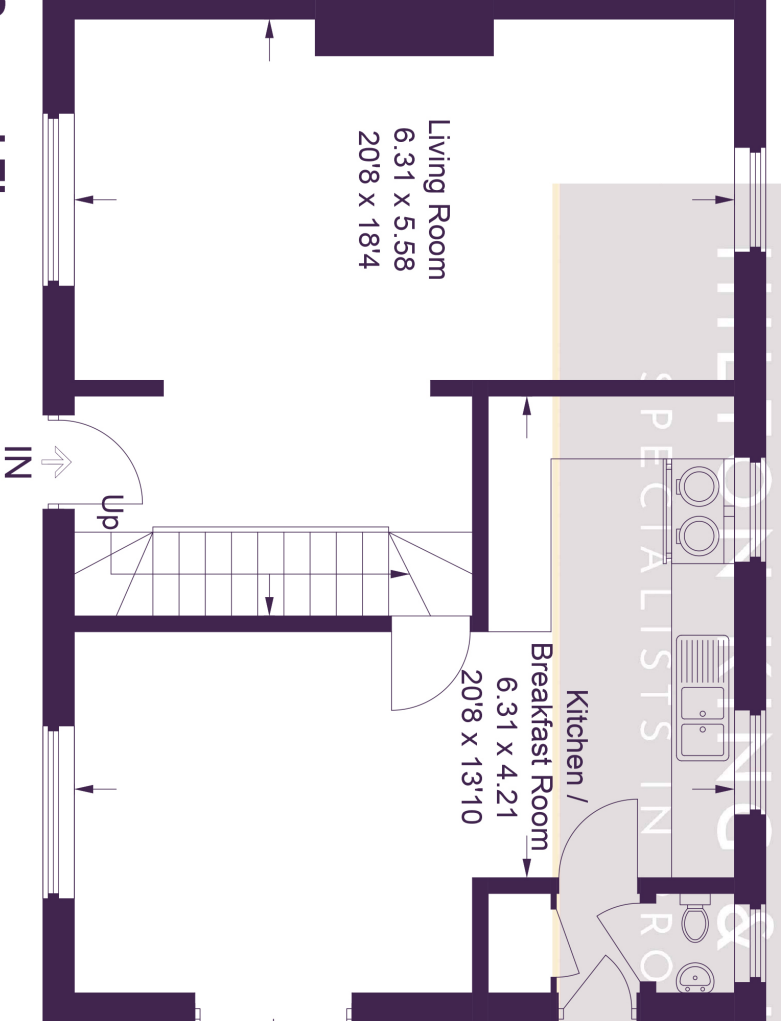
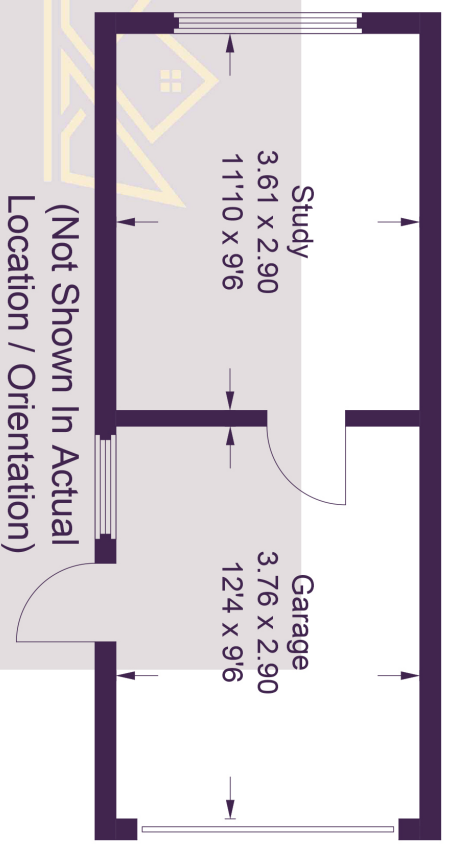
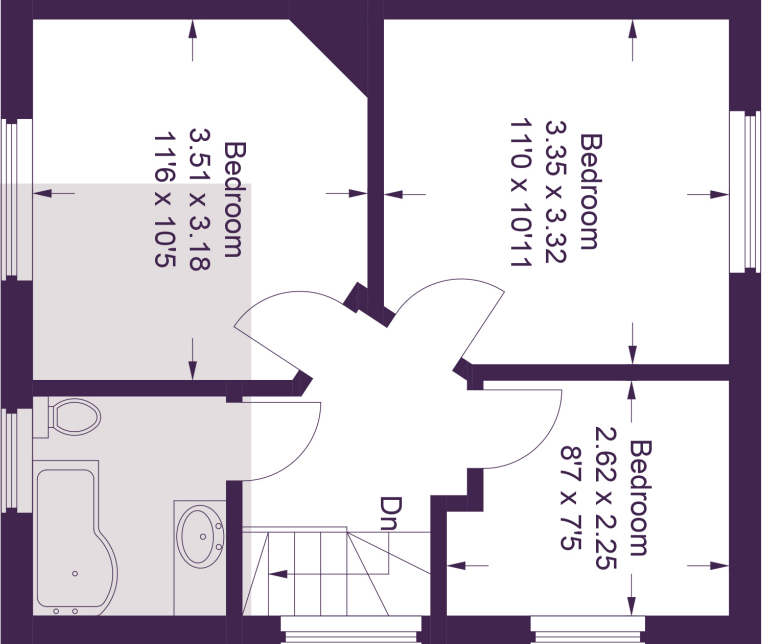
Approximate Gross Internal Area

Ground Floor = 59.1 sq m / 636 sq ft

First Floor = 37.9 sq m / 408 sq ft

Outbuilding = 21.7 sq m / 233 sq ft

Total = 118.7 sq m / 1,277 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.

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