



Upon entering this charming home, you'll step through a welcoming porch into a spacious entrance hall. To your left, a bright home office offers a perfect workspace, while to your right, the generous sitting room features French doors that lead to the rear garden, creating a seamless connection to outdoor living. The highlight of this property is the expansive open-plan kitchen-diner, designed for both functionality and style. It boasts a central island, an array of floor and eye-level wooden units, and a gas cooker. The dining area is flooded with natural light, thanks to a skylight and additional French doors that open to the garden. For added convenience, there's a pantry and a separate utility space just off the kitchen. A further reception room adjacent to the kitchen provides extra living space, perfect for family gatherings or relaxation.

Upstairs, you'll find five generously sized double bedrooms, three of which benefit from their own ensuite bathrooms. All bedrooms feature built-in storage, ensuring plenty of space for your belongings.

Externally, this home is set on a generous 0.22-acre plot, with the garden primarily laid to lawn, offering a great outdoor space for family activities. Additionally, the property provides two off-street parking spaces for your convenience.



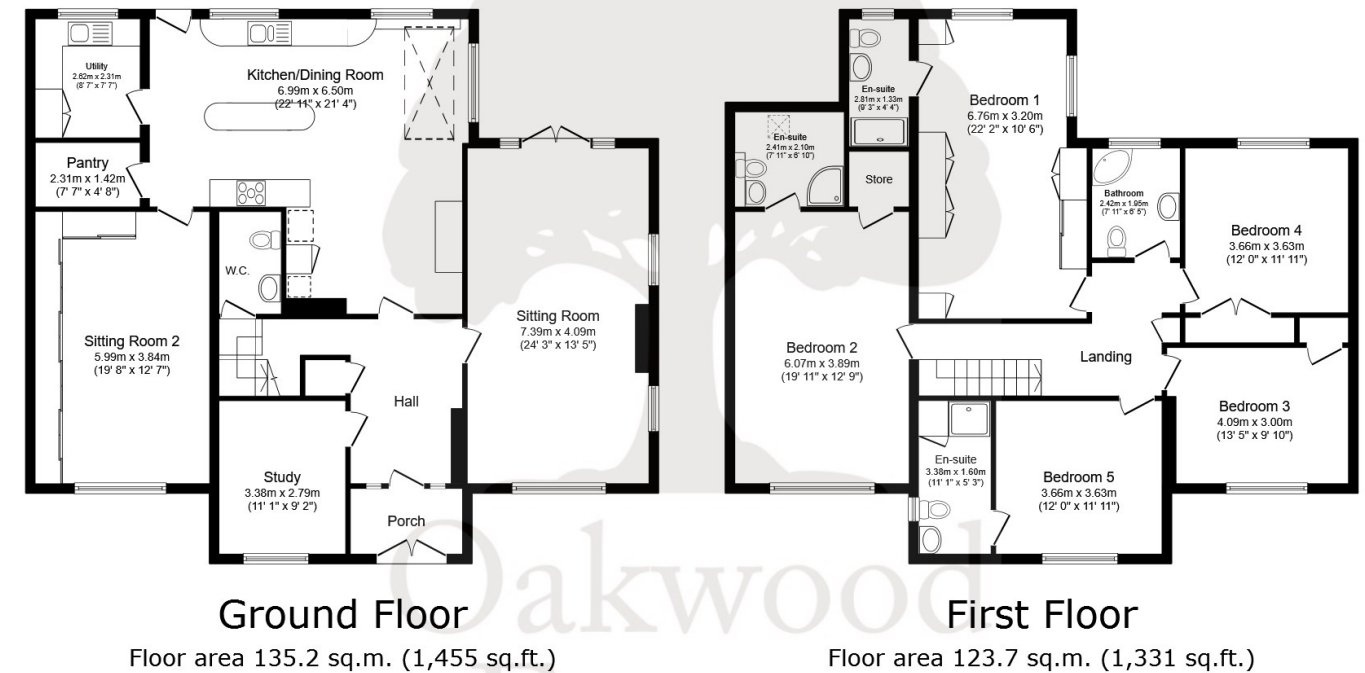


# Property Information

# Floor Plan

-  5 BEDROOM DETACHED HOUSE
-  WRAP AROUND GARDEN
-  0.22 ACRE CORNER PLOT
-  2896 SQ FT
-  EPC- D
-  4 BATHROOMS
-  POTENTIAL TO EXTEND (STPP)
-  OFF STREET PARKING
-  COUNCIL TAX BAND- G
-  NO CHAIN

					
x5	x3	x4	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**TOTAL: 269.0 sq.m. (2,896 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



## Local Area

Stoke Poges is a picturesque village located in Buckinghamshire, England. Situated just to the north of Slough and approximately 23 miles west of central London, Stoke Poges offers a tranquil retreat from the hustle and bustle of urban life while remaining conveniently close to major transport links. The village is renowned for its stunning countryside, with rolling green landscapes and charming rural surroundings. In addition to its natural beauty, Stoke Poges offers a range of amenities to its residents, including local shops, pubs, and restaurants. The village maintains a strong sense of community with various social events and activities organized throughout the year. Stoke Poges' proximity to major transportation routes, including the M4 and M40 motorways, as well as nearby railway stations such as Gerrards Cross and Slough, makes it an attractive location for commuters working in London or nearby urban centers.

## Local Schools

Buckinghamshire is well renowned for being one of the last counties that still offer Grammar School education. Some of the local schools to this property are listed below.

- Beaconsfield High School
- Burnham Grammar School
- Royal Masonic School
- Gayhurst School
- Maltmans Green Preparatory School
- Thorpe House School
- Caldicott Preparatory School

- Beaconsfield School
- St Mary's
- Stoke Poges School
- Farnham Common Secondary School
- Pioneer Secondary Academy

We recommend that you verify with the local council or school to ensure that you meet the criteria for the preferred educational institutions.

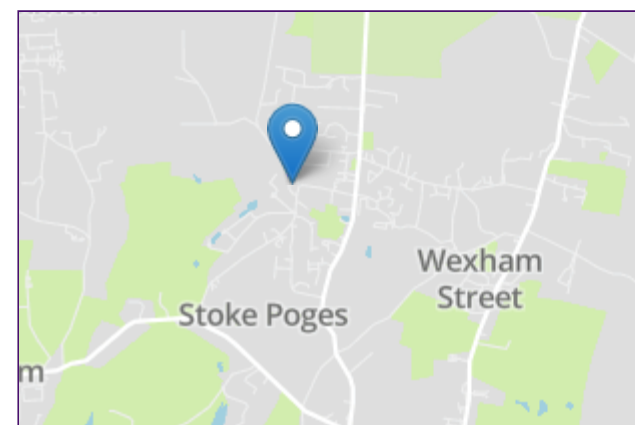
## Transport Links

Stoke Poges has several transport links that make it accessible and convenient for residents. The area is well-connected by road, with the A355 providing direct access to nearby towns and major routes, including the M25 and M40 motorways.

For public transport, the village is served by several bus routes that connect to surrounding areas, including Slough and Gerrards Cross. The nearest train stations are in Gerrards Cross and Langley, both of which offer services to London Paddington, Marylebone, and other destinations, making it a good option for commuters.

## Council Tax

Band G



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