



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Woodpath Cottage, Robert Road, Hedgerley, Buckinghamshire. SL2 3XS.

£950,000 Freehold

This well-presented four-bedroom detached home is tucked away in a sought-after cul-de-sac in the picturesque village of Hedgerley. Blending period charm with modern family living, the property features generous room sizes, an impressive open-plan kitchen/dining space, and a south-east facing garden — all just moments from village life and countryside walks.

To the front, a block-paved driveway with an EV charging point offers parking for up to three vehicles and leads to the entrance porch, side access, and utility entrance.

Inside, a welcoming hallway gives access to all principal rooms. The family room (12'0 x 11'3) enjoys a bay window to the front and a characterful fireplace — an ideal spot for reading or relaxing.

The main living room (19'11 x 11'10) is filled with natural light, with French doors opening onto the rear garden. Built-in shelving and an open fireplace add a cosy, refined feel.

At the heart of the home lies the kitchen/dining room (20'4 x 17'5) — a beautiful, multifunctional space designed for modern family living. A central island features a Corian worktop with integrated double sink, dishwasher and breakfast bar, while further units provide room for a range oven and American-style fridge/freezer. A fitted seating nook offers space for informal dining, and wide bi-fold doors open directly onto the garden. Limestone flooring runs throughout.

A separate utility room (10'6 x 8'1) offers practical access to both the front and rear gardens, and includes additional fitted units, an extra sink, space for laundry appliances, an integrated freezer, and access to a downstairs WC.

Upstairs, the accommodation is thoughtfully laid out:

- The principal bedroom (17'5 x 10'2) features fitted wardrobes and a sleek en suite shower room.
- The second bedroom (12'3 x 9'10) offers fitted shelves and ample space.
- The third bedroom (11'11 x 10'2) includes a charming bay window and fitted wardrobes and shelves, and works well as a guest room or larger child's bedroom.
- The fourth bedroom (8'0 x 6'10) is currently used as a home office and could also suit a nursery or single bedroom.



- The family bathroom is finished in a modern style, and the boiler is located in the loft, accessible via a drop-down ladder with lighting.

Outside, the rear garden is private, mature, and well stocked, with established hedging and trees creating a peaceful backdrop. A generous lawn sits alongside a decked entertaining area, perfectly positioned to catch the evening sun. The detached summer house (11'7 x 7'11) offers a flexible space — ideal as a home office, studio, or garden bar. Side access links the garden to the driveway.

Location

Hedgerley is an award-winning village, regularly recognised as one of Buckinghamshire's best-kept villages. The property is a short walk from its historic church and the renowned White Horse Pub, famous for its selection of real ales.

For commuters, the location is highly convenient, with easy access to the M40 and M4 motorways. Gerrards Cross station (approx. 10 minutes' drive) offers direct services to London Marylebone in under 30 minutes and connects to the Underground. Crossrail services from nearby Burnham offer swift connections across London, including Canary Wharf and the City.

Families are particularly well served by a wide range of excellent schools, including grammar, state, and independent options such as Caldicott (boys), Dair House (co-ed), and Maltman's Green (girls). The area is also well served for sporting facilities, including The Buckinghamshire, Stoke Park, Gerrards Cross, and Denham Golf Clubs, as well as lawn tennis clubs in Gerrards Cross and Beaconsfield.

This exceptional home combines historic charm, modern comforts, and a fantastic village setting, making it a rare and exciting opportunity.



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
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Woodpath Cottage, Robert Road, Hedgerley, SL2 3XS

Approximate Gross Internal Area

Ground Floor = 91.4 sq m / 984 sq ft

First Floor = 60.8 sq m / 654 sq ft

Summer House = 8.5 sq m / 91 sq ft

Total = 160.7 sq m / 1,729 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for HKL