



**Old Nursery Court ,**  
Andrew Hill Lane, Hedgerley















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Upon entering Lavender House, you are immediately welcomed by an atmosphere of luxury and refinement. To your right, the family room exudes warmth with its log burner set against exposed brick, framed by patio doors leading to the rear garden, and a bay window offering views to the front. Adjacent to this space is a cozy snug, featuring rear aspect views and an integrated surround sound system, perfect for creating a home cinema experience. The front-facing home office is generously proportioned, offering ample space for productivity. The true centerpiece of the home is the bespoke kitchen, designed with a large central island and an electric Aga. Additionally the property benefits from an additional oven and also induction hobs under a wooden protective cover. This hand-built and custom-painted kitchen includes top-of-the-line amenities such as an integrated dishwasher, Quooker tap, quartz countertops, a spacious wine fridge, and an integrated fridge. A standout feature is the double-doored larder and tea-making station, offering both style and functionality. Off the kitchen, you'll find a well-equipped utility room, complete with a dishwasher, and space for washing machines, and dryers, as well as ample hanging space. The ground floor is completed by a conveniently located WC.

Ascending the chandelier-lit staircase, you are greeted by a large picture window that floods the first floor with natural light. The principal bedroom is a highlight of the property, featuring a dressing room with hand-painted bespoke Heritage wardrobes and a dressing table with stunning frontal views. The luxurious ensuite offers a walk-in shower, Jacuzzi bathtub, toilet, basin, and the comfort of underfloor heating. Bedroom two is also a suite, with an ensuite that includes a bath, shower, toilet, basin, and underfloor heating, along with a walk-in wardrobe. Bedroom three enjoys rear aspect views and a suite with underfloor heating. While bedrooms four and five, also rear-facing, share a spacious family bathroom with underfloor heating just across the hall. This bathroom features a freestanding Fired Earth bathtub, walk-in shower, toilet, and basin.

The property's exterior is equally impressive, with a meticulously landscaped south-facing rear garden. The garden boasts a large patio on its eastern side, perfect for a Jacuzzi area with Sonos speakers. Additionally, there are two converted stables currently utilized as a gym and sauna, along with a storage shed. The front of the property includes a double garage and parking space for numerous cars, with a driveway crafted from Sureset resin.

## Local Area

Hedgerley is a picturesque village nestled in the Buckinghamshire countryside, where the charm of traditional England is beautifully preserved. The village exudes a quintessentially English atmosphere, with its thatched cottages, historic buildings, and a close-knit community that gathers for various local events throughout the year.

The natural beauty of Hedgerley is one of its defining features. Surrounded by rolling hills and lush woodlands, it offers a tranquil escape for those who love the outdoors. The nearby Burnham Beeches Nature Reserve, a protected area of ancient woodland.

## Transport Links

Despite its rural feel, Hedgerley is surprisingly well-connected. The village is just a short drive from the M40 and M25 motorways, making London, Heathrow Airport, and other major destinations easily

accessible. The nearby towns of Gerrards Cross and Beaconsfield provide additional amenities, including shopping, dining, and train services to London. Additionally, the property is a short 15-minute drive to Burnham station, which is serviced by the Elizabeth Line.

## Schools

South Buckinghamshire is well renowned for its schooling and is one of the few counties that still offer grammar school education via 11+ assessments. In addition, there are leading prep and public schools in the local towns.

- Beaconsfield High School
- Burnham Grammar School
- John Hampden Grammar School
- St Mary's
- Eton Collage
- Merchant Taylors

- Gerrards Cross C of E School)
- Maltman's Green Preparatory School and Nursery
- Gayhurst School
- Thorpe House School
- Caldicott Preparatory School
- Beaconsfield School

We recommend that you verify with the local council or school to ensure that this property falls within the catchment areas of preferred educational institutions.

## Charges

The property has a shared cesspit drainage which is emptied every 6 months. This along with the electricity for the road are circa £1,000 per annum





## Key Features

- 5 Bedroom Detached Home
- Cul De Sac Location
- Double Garage & Driveway
- Two Converted Stables and Jacuzzi Area
- 4025 Sq Ft
- 3 Ensuites and Family Bathroom
- 0.29 Acre Plot
- South Facing Landscaped Garden
- Surrounded by Ancient Woodland
- Council Tax Band- H



x5

Bedrooms



x3

Reception  
Rooms



x4

Bathrooms



x9

Parking  
Spaces



Y

Garden



Y

Garage



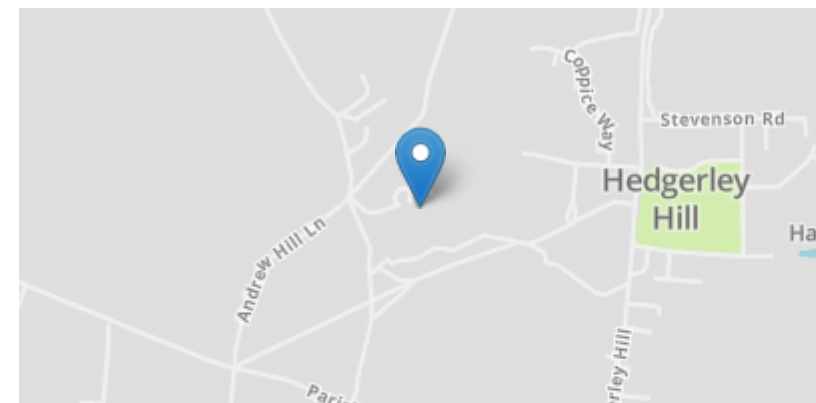
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## EPC

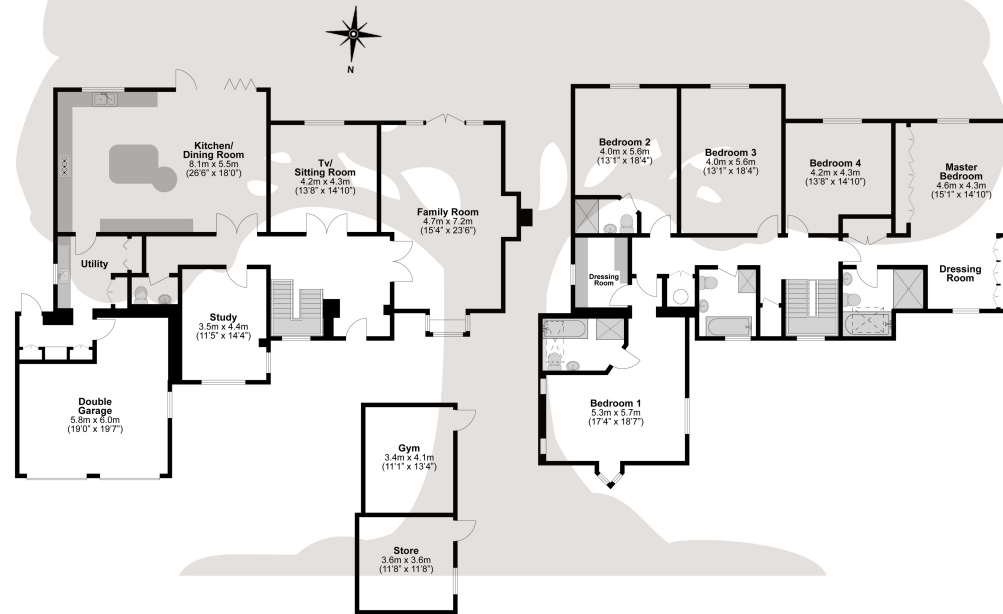
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Property Location





**Total Approximate Floor Area**  
4025 Square feet  
374 Square metres



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

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