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SPECIALISTS IN PROPERTY



Rogers Lane, Stoke Poges, Buckinghamshire. SL2 4LD.

£1,050,000 Freehold

A four bedroom, three reception, two bathroom detached family home which is sitting on a good plot and located in popular Rogers Lane. The property is close to Stoke Poges Infant and Junior School, plus the local shopping complex which includes a Costa, Co Op and a Post Office.

Excellent accommodation extends to over 2500 square ft and the property is well presented throughout, as it has been a family home to the same family for nearly 30 years.

A particular feature of this property is not only the 26'1 x 12'9 integral garage, but the 27'1 x 17'11 workshop situated in the garden, which would suit a purchaser who is looking for external space be it for work, or for leisure/a hobby.

Internally and on the ground floor, there is a living room, a cloakroom, snug, kitchen and dining room, which are all accessed directly from the main hall. The living room is 21'10 x 10'11 and has a double aspect, while the cosy snug is a great place to unwind in.

The dining room faces the garden and has french doors which lead outside, plus also gives you access to the kitchen, that in turn has a front aspect, and its own utility and store.

Upstairs is a 14'2 x 11'11 master bedroom which overlooks the garden and also has its own ensuite and fitted wardrobes, plus there are two more double bedrooms and a decent sized fourth at 10'10 x 6'9. A family bathroom, which has a panel bath plus a separate shower cubicle, complete the internal accommodation.

Outside and to the front there is ample off street parking,



plus a gated 6'6 side access taking you through to the rear garden and workshops.

The rear garden is secluded, fully enclosed with a patio, has an area of lawn plus plenty of shrubs, flower borders and a large sweet chestnut tree. The afore mentioned triple oak barn workshop has a pitched roof, and is insulated with electric and water.

THE AREA

Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25 and M4.

The Station at Gerrards Cross (approx 3 miles away) offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough station is also within 3 miles and has recently joined Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses including the prestigious Stoke Park Country Club and further leisure facilities in the area include various gymnasiums and countryside walks, furthermore Windsor Race Course and Ascot are nearby.

South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally. Within the village of Stoke Poges there is a newly constructed shopping centre which provides day to day shopping facilities.



Important Notice

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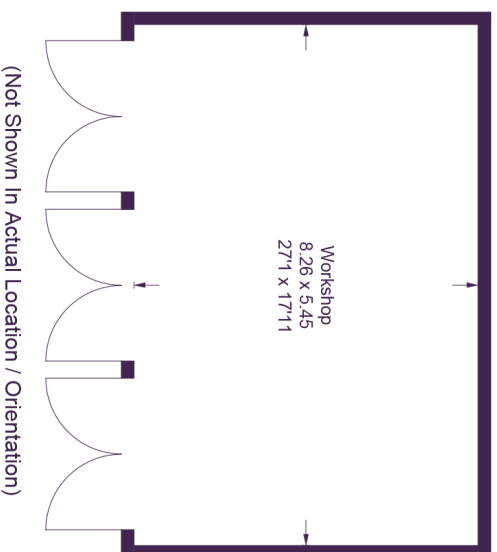
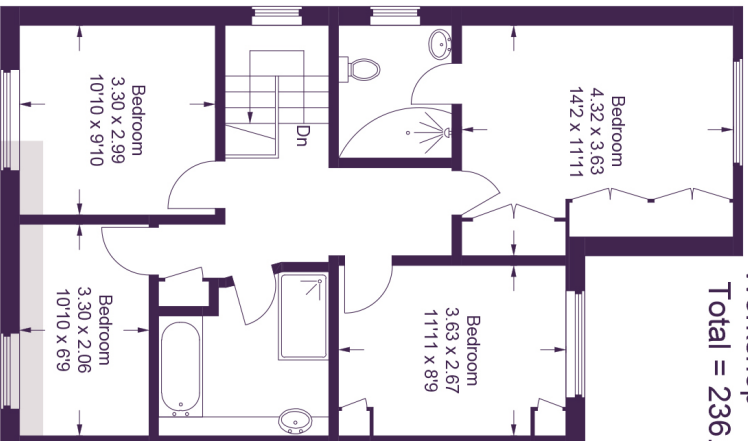
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16 Rogers Lane



Approximate Gross Internal Area
Ground Floor = 95.4 sq m / 1,027 sq ft
First Floor = 65.1 sq m / 701 sq ft
Garage = 31.0 sq m / 334 sq ft
Workshop = 45.0 sq m / 484 sq ft
Total = 236.5 sq m / 2,546 sq ft



(Not Shown In Actual Location / Orientation)

First Floor



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Ground Floor

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.