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Stoke Park House, Stoke Park Avenue, Farnham Royal, Buckinghamshire. SL2 3BJ. £2,650,000 Freehold

A chance to purchase an outstanding detached house with accommodation of over 6000 square ft, while being situated on a marvellous plot. In addition, the property is located within the highly prestigious private gated community, Stoke Park Avenue.

You enter the property via a wonderful 23'4 x 19'5 reception hall which gives you direct access to the drawing room, study, dining room, family room, kitchen, utility, two sets of cloakrooms and the games/entertainment room.

The 23'7x 22'3 drawing room has two sets of french doors that lead out to the grounds, while the 17'8 x 17'5 dining room also faces the garden and again offers direct access to the garden.

The study measures 15'1 x 14'7 and has a feature bay fronted window, while the 16'4 x 16'2 family room offers a twin front aspect.

The kitchen offers an array of fitted units and has integrated appliances, which in turn leads into a lovely breakfast area that has a set of french doors that again lead to the gardens.

The far left of the property is where you will find the superb 22' x 16'7 games/entertainment room. This great space also offers annexe potential and has doors leading to the rear. The attached four car garage measures some 38'1 x 21'.

Upstairs are five well proportioned bedrooms, which all have their own ensembles. The master bedroom is a huge 30'9 x 16'6, has three rear facing windows that overlook the garden, plus has its own dressing room in addition to the ensuite. This room also gives you direct access to a balcony.

Bedroom two also has its own dressing room and measures 22'3 x 15'7, while bedroom three is 15'4 x 14'1 and has a bay window to the front. Bedroom four is a decent 17'7 x 11'6 and again has the benefit of its own dressing room, while the fifth bedroom is also double in size.

Outside, the delightful grounds are a real treat, are beautifully maintained, and are approximately 0.6 acres. The garden backs out directly onto the 4th hole of this 18 hole championship course.



Farnham Common village is approximately 1.5 miles from the property and provides a wide range of shopping facilities, including Tesco and Sainsburys mini supermarkets, Costa Coffee plus a variety of independent Shops, Restaurants and Boutiques.

Gerrards Cross Village and Mainline Station with trains into Marylebone in approximately 22 minutes, is approximately 5.0 miles from the property and offers a greater number of facilities including Waitrose supermarket, Cinema, restaurants and boutiques.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of independent Schools and Grammar Schools. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Stoke Park Golf Courses within the area.

Lawn tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

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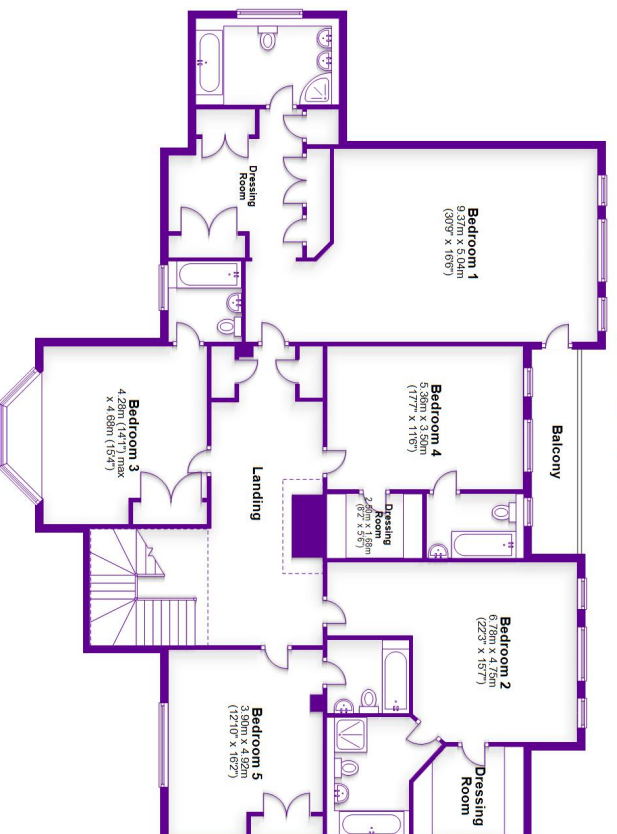
Ground Floor

Approx. 349.9 sq metres (1764.7 sq feet)



First Floor

Approx. 222.3 sq metres (2342.9 sq feet)



Total area: approx. 572.0 sq. metres (6157.2 sq. feet)