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Gregory Road, Hedgerley, Buckinghamshire. SL2 3XL.

Offers in Excess of £850,000 Freehold

Corner House is a charming and distinctive three-bedroom detached home, rich in character and offering exceptional potential for extension to the side or rear (subject to the usual consents), thanks to its generous gardens. Set on a plot of approximately 0.16 acres, this home seamlessly blends historic charm with modern living.

Occupying a prime position at the junction of Hedgerley Hill and Gregory Road, this sought-after residence is located in the award-winning village of Hedgerley. Steeped in history, the property has previously served as both the local doctor's surgery and the village sweet shop, adding to its unique appeal.

The ground floor boasts an elegant bay-fronted living room (15'8 x 12'11), featuring an original open brick fireplace, perfect for cosy evenings. A second sitting room (15'8 x 11'2) offers another charming fireplace, French doors leading to the west-facing garden, and direct access to the dining room/study (15'5 x 9'2), which enjoys tranquil garden views and yet another open brick fireplace.

At the heart of the home is the spacious kitchen/breakfast room (24'6 x 19'4), thoughtfully designed with an array of fitted units, granite worktops, a butler sink, and a stunning ceiling lantern that floods the space with natural light. Integrated Baumatic appliances include a dishwasher, tumble dryer, and two ovens, complemented by a Harveys Water Softener. A cloakroom completes the ground floor.

Upstairs, the dual-aspect master bedroom (15'8 x 11'2) benefits from its own ensuite shower room, while the second bedroom (15'9 x 13'3) impresses with a triple aspect and a striking bay window. A well-proportioned third bedroom and a family bathroom complete the first floor.

OUTSIDE



Set within beautifully maintained gardens on three sides, the property enjoys a secluded front garden with a gated driveway, providing ample off-street parking. Additionally, a rear driveway at the end of the garden allows access to the garage/store, which was previously used as a home office and comes equipped with lighting and power. The rear garden is mainly laid to lawn, offering a high degree of privacy with a variety of mature shrubs, plants, and a large patio—ideal for entertaining.

AREA

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 is within easy reach, offering fast train links to London Marylebone in under 30 minutes and a connection to the London Underground.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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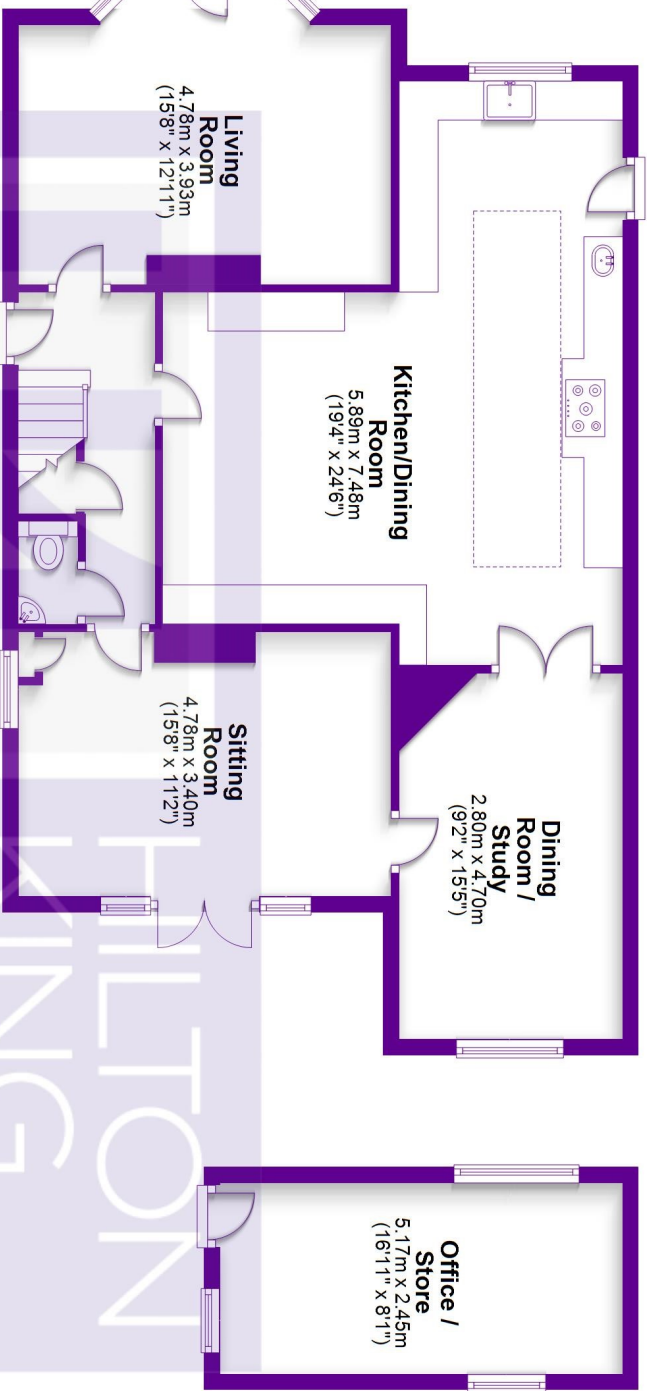
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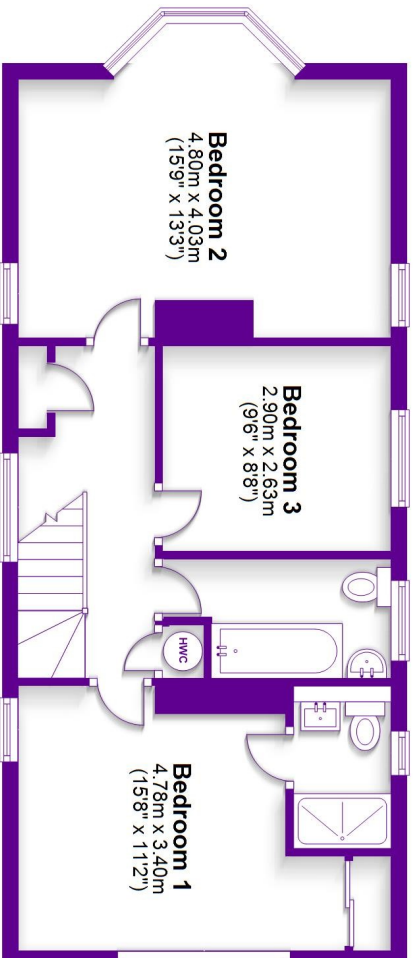
Ground Floor

Approx. 102.3 sq. metres (1101.1 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 156.3 sq. metres (1682.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings
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