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Touchwood Hollybush Lane, Denham, Buckinghamshire. UB9 4HG.

£2,000,000 Leasehold

Located in a quite stunning setting is this extremely well presented and contemporary designed barn conversion.

Set within an exclusive development of barns and entered only via a secure gating system, this delightful property offers grounds in total of around 2.25 acres, with panoramic views over your grounds and beyond.

This property may be of particular interest to someone who is looking for substantial and secure off road parking, as there is an abundance available on a gravelled, gated parking bay at the rear of the property, plus additional parking bays are at the side.

With all of this land available, this property will be of particular interest to those who enjoy the outdoors and have various outdoor hobbies. There is a large garden to the rear of the property, plus an enclosed garden accessed from the main living room that leads to the garage block. In addition, there is then a huge separate paddock to the side, which also contains outbuildings, in particular a two storey 600 square ft barn/annexe which is currently rented out.

The property internally offers over 3700 square ft of accommodation, and in total has three reception rooms, seven bedrooms and three bathrooms. As it stands, the existing vendor has divided the property into two, as he currently rents out the northern part of the property, although this could easily be converted back if required.

In the main residence, there is a 29'11 x 21'0 living dining room



which has large sliding doors opening onto a garden, a 16'4 x 15'8 contemporary styled kitchen, four first floor bedrooms and two bathrooms. The master bedroom measures 16'4 x 15'5 and offers stunning views to the rear, plus has its own ensuite shower room, while the family bathroom is presented to a very high standard and is contemporary in design. The remaining three bedrooms are all double in size and each have fitted wardrobes.

The rented section comprises of an open plan 24'2 x 13'4 kitchen/dining area, a ground floor 13'11 x 13'6 bedroom/study, and two large double bedrooms measuring 16'10 x 15'5 and 15'5 x 14'9 upstairs. Completing the accommodation is a family bathroom with panel bath and separate shower cubicle.

The garage is double in size and is 18'6 x 16'6.

Touchwood is situated in a semi rural area only a short drive to both Denham and Gerrards Cross Stations, which provides fast trains into Marylebone, and the motorway network of the M25, M40, M25 are within easy reach.



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.



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Touchwood

Approximate Gross Internal Area

Ground Floor = 140.3 sq m / 1,510 sq ft

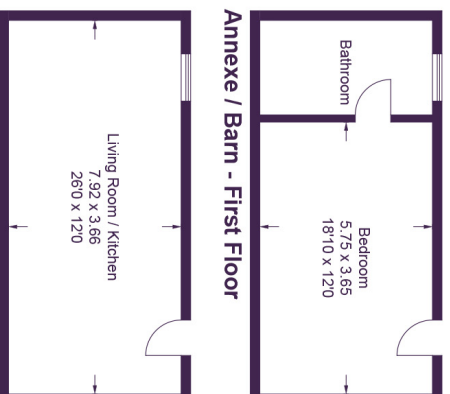
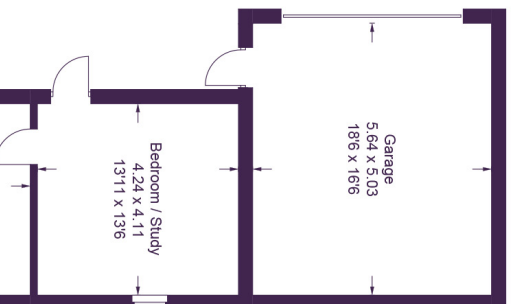
First Floor = 149.4 sq m / 1,608 sq ft

Garage = 29.2 sq m / 314 sq ft

Annexe / Barn Ground Floor = 28.8 sq m / 310 sq ft

Annexe / Barn First Floor = 28.8 sq m / 310 sq ft

Total = 376.5 sq m / 4,052 sq ft



Annexe / Barn - First Floor



Annexe / Barn - Ground 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.