

Located on one of Stoke Poges' premier streets, this remarkable detached character home boasts a partially thatched roof and sits on an expansive 0.7-acre plot. Spanning two floors, the property offers highly adaptable living spaces, making it ideal for a variety of lifestyles.

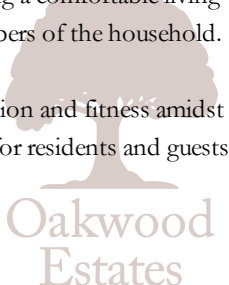
Upon entry, you are greeted by a spacious hallway from which multiple rooms branch off, creating a sense of openness and flow throughout the home. To the right lies a generously sized, sunlit drawing room with captivating front aspect views, perfect for entertaining guests or simply relaxing with family. Additionally, there is a cozy sitting room and an office space, providing versatility for work or leisure activities, complemented by an adjacent WC for convenience.

Though the kitchen could benefit from modernization, it exudes a charming rustic ambiance, offering a warm and inviting atmosphere for culinary endeavors. Flowing seamlessly from the kitchen is a large conservatory, bathed in natural light, providing an ideal space for enjoying meals or simply unwinding while admiring the surrounding scenery. Additionally, the property features a utility room and plant room, catering to practical needs and enhancing the functionality of the home.

For added convenience and flexibility, the property also includes a downstairs annex with French doors opening to the outdoors, offering potential for guest accommodation or a private retreat.

Upstairs, the bedrooms are relatively equal in size and feature fitted wardrobes, providing ample storage space and ensuring a comfortable living environment for occupants. Accompanied by a family bathroom suite, this floor offers privacy and relaxation for all members of the household.

Externally, the property boasts a spacious pool and a corresponding pool house/gym, providing opportunities for recreation and fitness amidst the tranquility of the manicured gardens. Parking is ample, with space for approximately 10-12 cars, ensuring convenience for residents and guests alike, and a quadruple garage ensuring security.

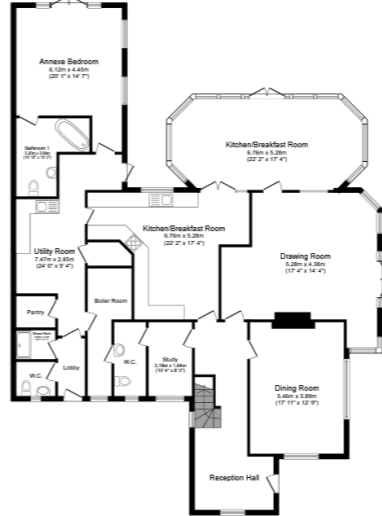


# Property Information


# Floor Plan

-  4 BEDROOM DETACHED COTTAGE
-  0.7 ACRE PLOT
-  POTENTIAL TO MODERNISE AND EXTEND (STPP)
-  POOL WITH POOL HOUSE/ GYM
-  4270 SQ FT
-  ADDITIONAL ANNEXE BEDROOM
-  WELL MAINTAINED GROUNDS
-  QUADRUPLE GARAGE
-  QUIET PRIVATE ROAD
-  COUNCIL TAX BAND H

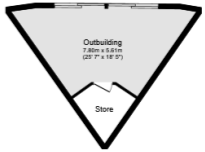
					
x4	x4	x3	x10	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage




**Ground Floor**  
Floor area 212.9 m<sup>2</sup> (2,292 sq.ft.)



**First Floor**  
Floor area 89.5 m<sup>2</sup> (963 sq.ft.)



**Outbuilding**  
Floor area 22.5 m<sup>2</sup> (242 sq.ft.)



**Garage**  
Floor area 71.7 m<sup>2</sup> (772 sq.ft.)

**TOTAL: 396.7 m<sup>2</sup> (4,270 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

## Location

Stoke Poges is a picturesque village located in Buckinghamshire, England. Situated just to the north of Slough and approximately 23 miles west of central London, Stoke Poges offers a tranquil retreat from the hustle and bustle of urban life while remaining conveniently close to major transport links. The village is renowned for its stunning countryside, with rolling green landscapes and charming rural surroundings. It's particularly famous for its historic connections, particularly to the renowned poet Thomas Gray. In addition to its natural beauty and historical significance, Stoke Poges offers a range of amenities to its residents, including local shops, pubs, and restaurants. The village maintains a strong sense of community, with various social events and activities organized throughout the year. Stoke Poges' proximity to major transportation routes, including the M4 and M40 motorways, as well as nearby railway stations such as Gerrards Cross and Slough, makes it an attractive location for commuters working in London or nearby urban centers.

## Leisure

Golf enthusiasts can enjoy the Stoke Poges Golf Club, set amidst lush parkland with two 18-hole courses providing both recreation and stunning views. For those who prefer a slower pace, the village's countryside is crisscrossed with scenic walking and hiking trails, inviting exploration and relaxation alike. Cricket players can join the Stoke Poges Cricket Club, where the crack of the bat echoes across the green fields on sunny afternoons. Tennis courts offer opportunities for friendly matches and skill improvement, fostering a sense of camaraderie among residents and visitors alike. Throughout the year, Stoke Poges pulses with the energy of local events and festivals, from charming fairs to bustling markets, providing ample opportunities for socializing and entertainment. History buffs can

delve into the village's rich heritage, exploring landmarks like St. Giles Church and Stoke Park, steeped in centuries of tradition and culture.

## 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
- Berkhamsted School
- Shiplake College
- Eton Collage
- Merchant Taylors
- Royal Masonic School
- Queen Anne's
- Gayhurst School
- Thorpe House School
- Caldicott Preparatory School
- Beaconsfield School

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

## Charges

Service charge is a minimal amount of circa £575 per annum

## Council Tax

Band H

