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Templewood Lane, Stoke Poges, Buckinghamshire. SL2 4BQ.

£850,000 Freehold

A beautifully presented and extended three bedroom cottage which absolutely must be viewed internally in order to be fully appreciated. There is also no upper chain involved.

This lovely property has been the subject of major improvement by the current owner, with its now perfect blend of contemporary styled fixtures and fittings along with charming character features. Many of the rooms offer either a twin or double aspect, therefore lots of natural light floods into the house. This family home is also situated on a generous plot, with the stunning 114 ft and secluded rear garden a real treat, and a great place to relax in during those long summer months.

Internally, and on the ground floor, is a spacious entrance hall which gives you direct access to a cloakroom, study, a living/dining room and is also semi open plan to a kitchen/breakfast room.

The 22'1 x 11'11 living room has a feature bay fronted window, plus a window to the side and bi fold doors leading out to the garden.

The 20'1 x 13'4 kitchen/breakfast room also has a set of bi fold doors that lead out to the garden, with stunning and extensive kitchen units that have handleless doors, plus a centre island and also a breakfast bar.

A feature of the first floor is the excellent sized 23'0 x 12' master bedroom, that has a great double aspect with its windows to both the front and rear, plus extensive fitted wardrobes. This excellent space, due to its size, also lends itself to possibly be converted into two rooms by inserting a stud wall, which then would create four bedrooms in total for those seeking more bedrooms.

Bedroom two has a sash window that offers views over the front, bedroom three overlooks the rear garden while the stylish family



bathroom, complete with with a panel bath shower over and a screen, completes the accommodation.

Outside and to the front there is a good sized frontage, and shingle driveway which provides plenty of off street parking in front of the 19' x 16'3 double garage. The above mentioned garden is mainly laid to lawn with well kept shrub and flower borders, plus offers a 7'7 x 6'1 summer house and a store.

Further features to note are that there is underfloor heating throughout the ground floor, alongside stunning herringbone styled flooring.

THE AREA

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

The Chiltern Train 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 connects to the Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses 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 small shopping centre which provides day to day shopping facilities. Stoke Poges Junior School is located in Rogers Lane, only a few minutes drive away from the property.



Important Notice

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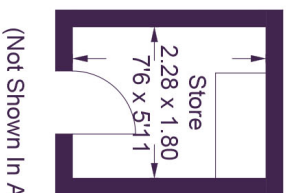
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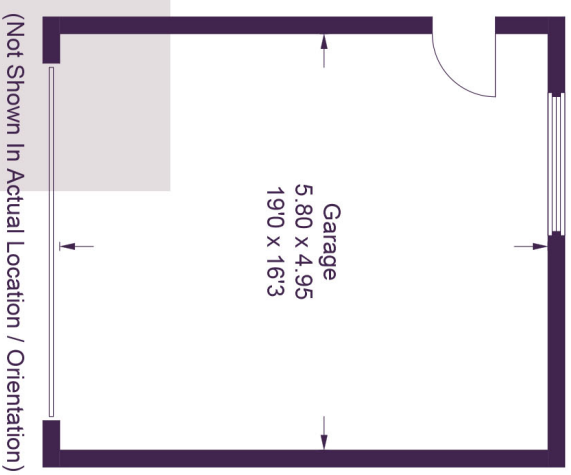
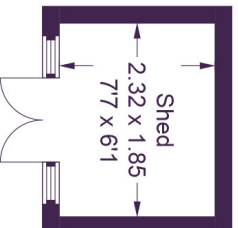
1 Jardine Cottages



Approximate Gross Internal Area
Ground Floor = 72.7 sq m / 782 sq ft
First Floor = 53.7 sq m / 578 sq ft
Garage = 28.7 sq m / 309 sq ft
Outbuildings = 8.4 sq m / 90 sq ft
Total = 163.5 sq m / 1,759 sq ft



(Not Shown In Actual Location / Orientation)



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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.

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