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The Cottage in Egypt, Egypt Lane. SL2 3LD.

£970,000 Freehold



Hilton King & Locke are delighted to offer for sale this unique family home. This is a property that must be viewed to be appreciated!

This four-bedroom cottage is also a perfect buy if you are looking for a forever home that you can make your own. This property has been well looked after and is immaculately kept. Existing accommodation sits at an impressive 2,625 square ft, and this imposing home is set in a wonderful plot.

Nestled on an expansive piece of land, this remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road behind a charming gate you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as a double garage with power. The well-maintained garden is the perfect space for family time or for entertaining and is well kept by the current vendors. This family home exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open dining room create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment. A unique feature of this property is the flexible snug that can easily transform into a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to the conservatory, catering to modern convenience and functionality providing access to outside. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite bathroom. Fitted wardrobes in all the bedrooms provide ample storage space. The main family bathroom completes the upstairs.

An exciting feature of the property is the location that overlooks the picturesque surroundings of Burnham Beaches offering an oasis for relaxation. The outdoor area is a paradise, with a double garage, shed and green house adding to the property's allure.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a





property that stands out in every aspect.

#### Location

With its proximity to Farnham Common, Beaconsfield and Gerrards Cross, this property is well served by shops, cafés, restaurants and pubs, including the Emperor in Farnham Common itself. Sporting needs are catered for by nearby Stoke Park and its excellent golf and tennis clubs. Burnham Beeches is also home to a golf club and a vast network of trails for dog-walking and cycling in 540 acres of woodland.

Boating on the Thames is available at Cookham, Marlow and Maidenhead and the racecourses at Windsor and Ascot are easily accessible. There are several state and private schools in the area such as Caldicott Preparatory School for boys, Thorpe House School for boys, Gayhurst School for boys and girls, Eton College and Dr Challoner's Grammar School. The Chiltern Hills countryside is easily accessed offering outstanding natural beauty. Fast trains to Marylebone on Chiltern Rail take only 18 minutes and provide unrivalled access to Central London.

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional



#### Important Notice

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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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# The Cottage in Egypt, Egypt Lane



Approximate Gross Internal Area  
Ground Floor = 120.7 sq m / 1,299 sq ft  
First Floor = 91.4 sq m / 984 sq ft  
Garage = 31.8 sq m / 342 sq ft  
Total = 243.9 sq m / 2,625 sq ft



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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