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Hay Cottage, Hay Lane, Fulmer, Buckinghamshire. SL3 6HJ.

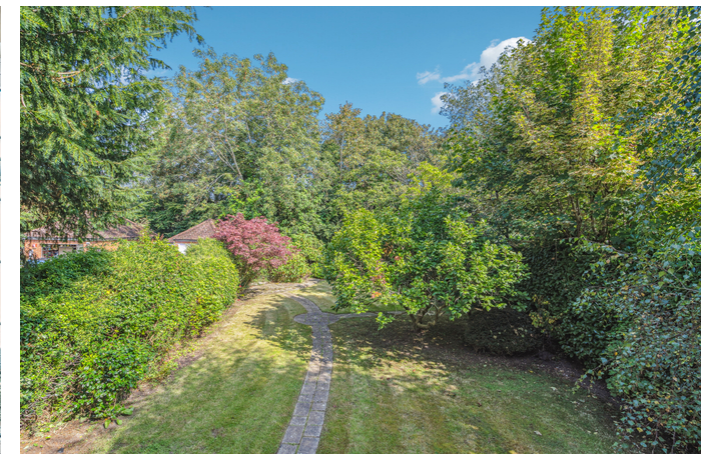
Guide Price £795,000 Freehold

This beautiful four bedroom extended Cottage is situated in a quiet residential road in the heart of the picturesque village of Fulmer on the outskirts of Gerrard's Cross. The property is steeped with character and offers spacious, versatile accommodation which is well presented throughout. The property is within a short walk of numerous countryside walks, but also within easy access of the Motorway Network, Fulmer School, plus Gerrard's Cross mainline Station with trains into London Marylebone is just 2.5 miles away. Accommodation briefly comprises of two separate reception rooms, fitted kitchen, utility room, cloakroom/wc, master bedroom with ensuite, three further bedrooms and family bathroom. There are beautiful mature gardens, off street parking and garage. No Chain!

An entrance porch will lead you through to the hallway, where a door on the right hand side leads into the sitting room which has a feature fireplace and front aspect bay window. The living/dining room stretches the full width of the property and also has a feature fireplace plus side window and french doors leading out to the garden. A door leads through to the kitchen which is fitted with a range of units at base and eye level, plus dual aspect windows as well as a door leading through to the utility room which in turns leads to the cloakroom/wc and outside. There is an integral garage which is accessed by a door in the hallway.

Moving to the first floor, the master bedroom enjoys a rear aspect view of the garden and has an ensuite shower room. There are three further excellent size bedrooms and the family bathroom completes the impressive accommodation on offer.

To the front of the property there is off street parking for



two cars on the own driveway which also features mature shrubs and flower beds.

The mature rear garden is private with a variety of shrubs and trees, plus separate patio areas reached by a pathway and providing sunny areas at different times of the day.

The property is within 2.5 miles of Gerrard's Cross Station which provides fast trains into London Marylebone in around 22 minutes. Gerrard's Cross also offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, Everyman cinema, health centre and community library.

The motorway network can be accessed at Junction 1 M40 (Denham), and links to the M25, M1, M4 and Heathrow/Gatwick airports.

Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Gerrard's Cross CofE School and Beaconsfield High School. There is also an excellent selection of independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green all within easy reach of the property.

The area is well served for sporting facilities with The Buckinghamshire, Gerrard's Cross and Denham Golf Courses within the area. Lawn tennis is available at Bull Lane, Gerrard's Cross and Beaconsfield.



Important Notice

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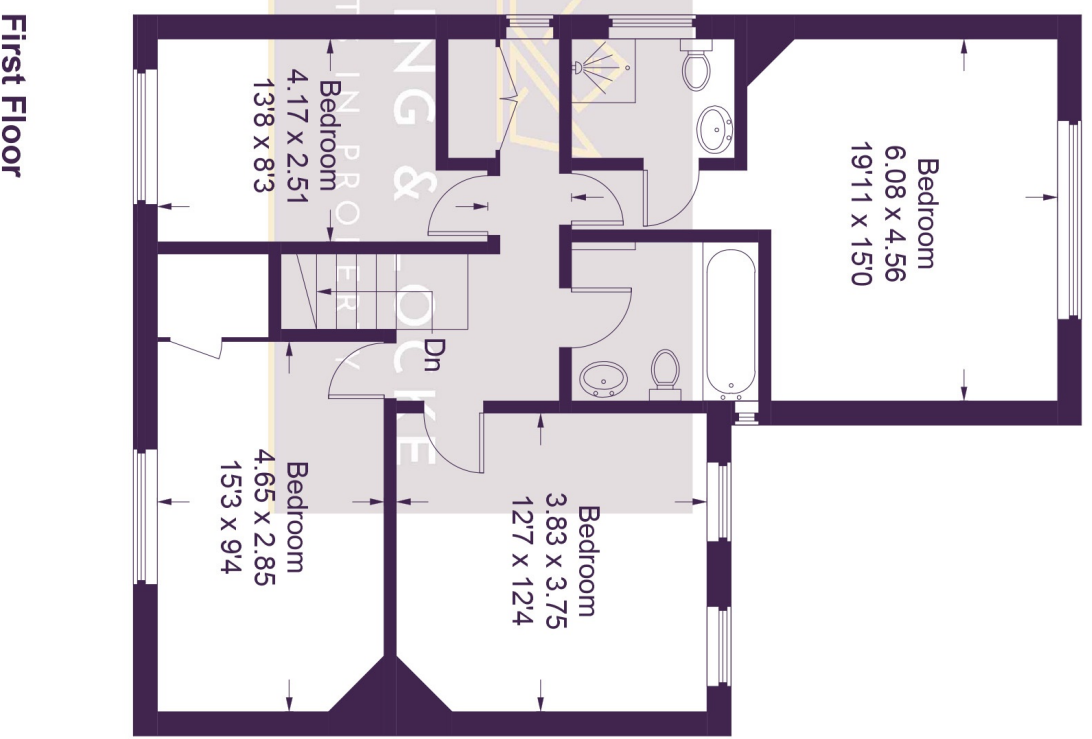
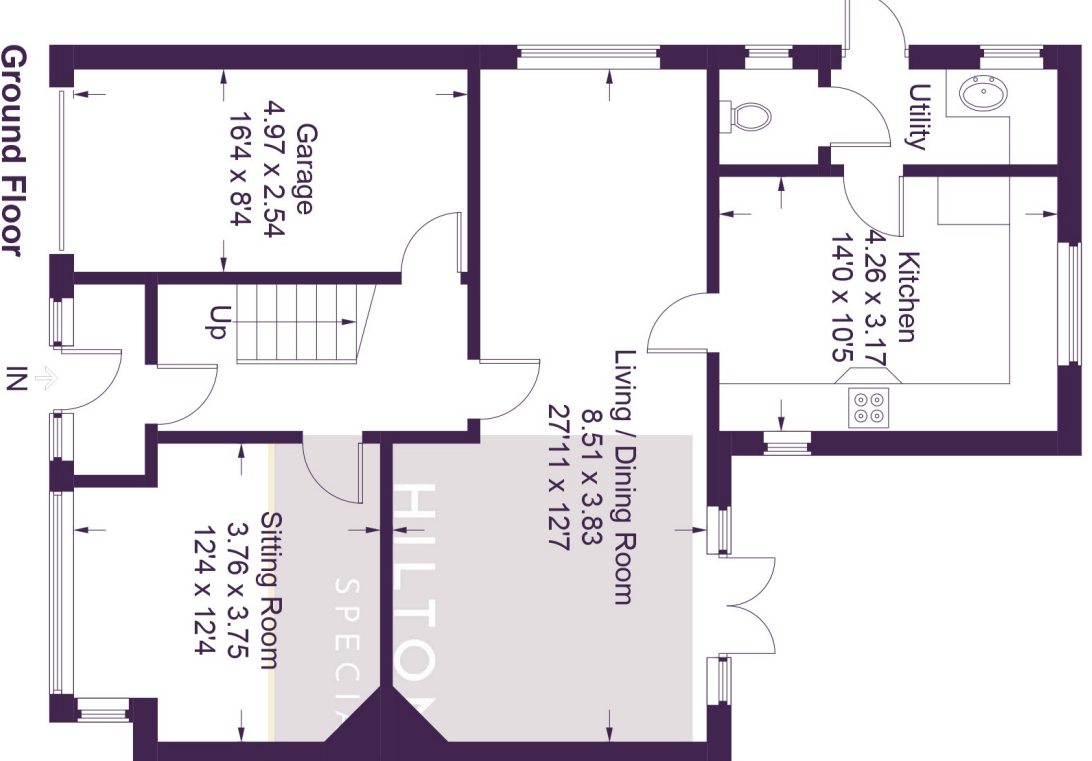
Approximate Gross Internal Area

Ground Floor = 73.3 sq m / 789 sq ft

First Floor = 78.3 sq m / 842 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 164.2 sq m / 1,767 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.