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Milton House, Bull Lane, Buckinghamshire. SL9 8RN.

£1,650,000 Freehold



Hilton King and Locke are delighted to bring to market this stunning 6 bedroom, Edwardian, detached family home full of character in a sought-after location in Gerrards Cross. It is presented in fantastic condition throughout and offers extremely spacious, bright accommodation arranged over three floors including multiple living spaces, large open plan kitchen diner, 6 double bedrooms and 4 bathrooms. The property is situated on a large private plot with gardens surrounding the front, side and rear of the property providing beautiful views from all aspects.

This property is accessible via a carriageway drive with parking for multiple vehicles. The front door leads into a bright, airy and spacious entrance hall which provides direct access to the open plan kitchen/family room, drawing room, dining room and downstairs WC. Moving into the large double aspect drawing room, you will find a feature open fireplace along with a large bay window flooding the room with natural light. From the Drawing room you move through into the conservatory which has floor to ceiling glass panels and red stone tiling which looks out onto the garden giving the perfect feel of the glorious outdoors. The dining room, also off the entrance hall is a large, bright room with another feature fireplace with ample space for a dining table and multiple seating. The final living space of the ground floor is the kitchen/ family room which is extremely spacious and has dual aspect windows which again offers bright and airy accommodation plus the period feature high ceilings are very impressive. The kitchen has been designed to match the shape of the room and provides ample storage space, along with built in oven, and custom units including an island to allow a freestanding dishwasher and large fridge freezer. The kitchen also has the original aga situated in coving next to additional storage cupboards.

Moving to the first floor via the wide staircase leading up from the entrance hall, there is a central landing providing access to bedrooms one, three and six plus a separate WC and family bathroom which, has a shower attachment above the bath. Bedroom one is a large double bedroom with en suite fitted with bath and shower. Bedrooms three and six are both double bedrooms with fitted wardrobes. Further down the landing you will find bedroom four and five which are both large double rooms with bedroom four also benefiting from built in wardrobes. Continuing up the stairs from the first floor brings you to bedroom two which is a large loft conversion and includes space for a





double bed, sofa a TV stand and large ensuite shower room. There is also loft access for further storage if required.

The mature garden wraps around the house and is laid mainly to lawn with a large decking area accessible from both the kitchen diner and conservatory, perfect for al fresco dining. There is also a detached garage which can be accessed from the front of the property.

The property is within 0.7 miles of Gerrards Cross Station which provides fast trains into London Marylebone in around 22 minutes. Gerrards 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 Chalfont St Peter Infant School, Gerrards 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, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Bull Lane, Gerrards Cross and Beaconsfield.



#### 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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# Milton House

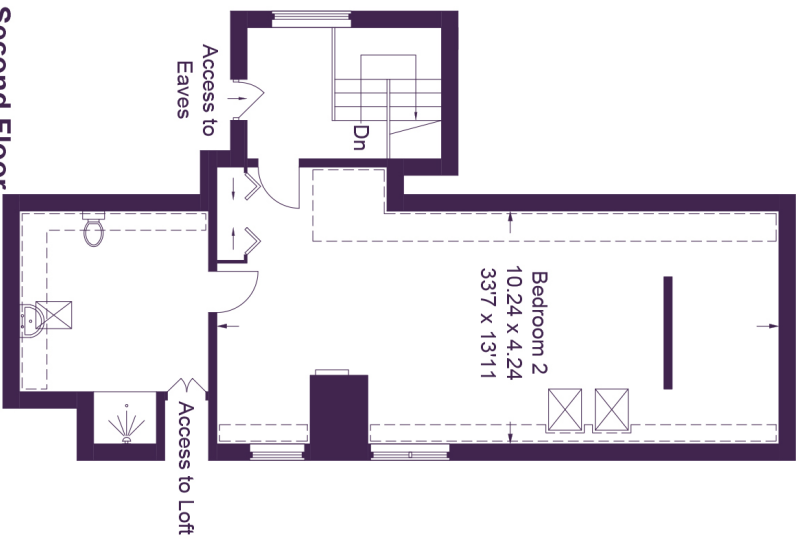
Approximate Gross Internal Area

Ground Floor = 127.7 sq m / 1,375 sq ft

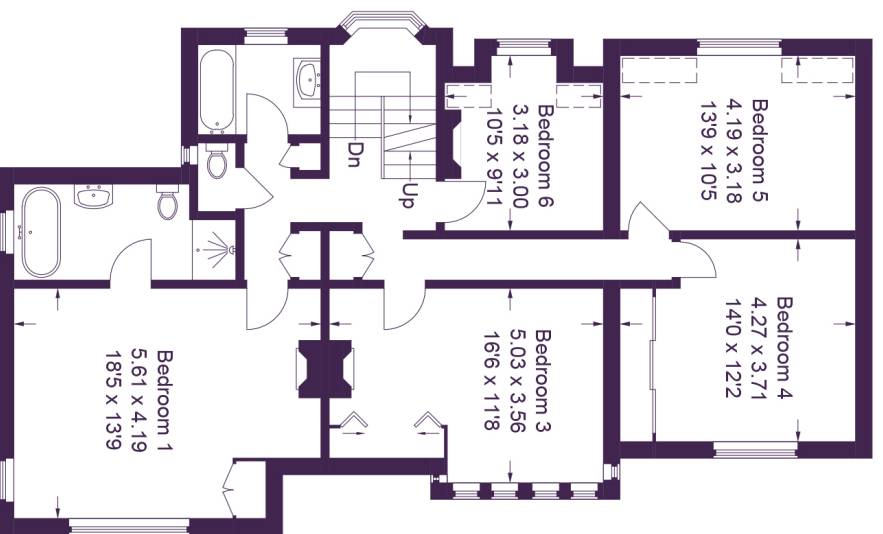
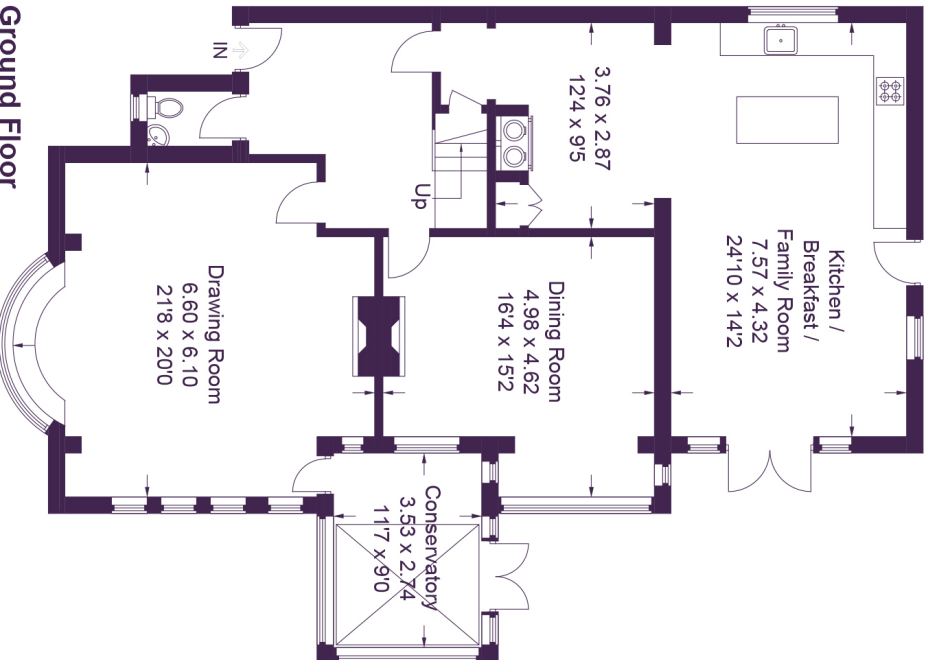
First Floor = 106.3 sq m / 1,144 sq ft

Second Floor = 64.1 sq m / 690 sq ft

Total = 298.1 sq m / 3,209 sq ft



 = Reduced headroom below 1.5m / 5'0



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.