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SPECIALISTS IN PROPERTY



Ledgers, Park Road, Stoke Poges, Buckinghamshire. SL2 4PG.

£2,000,000 Freehold

The Ledgers, Stoke Poges – EXCEPTIONAL OPPORTUNITY WITH PRIME POTENTIAL (PLANNING GRANTED)

Nestled in an enviable location with direct access to the prestigious Stoke Park Golf Club, The Ledgers is a unique and expansive residence offering extraordinary potential. Currently divided into three distinct units—The Studio, The Annex, and The Ledgers—this impressive property sits on a plot of nearly an acre and boasts almost 3500 square feet of versatile living space.

'The Studio'

This charming one-bedroom property enjoys an open-plan L-shaped living, kitchen, and dining area, where large windows frame stunning views of the 150ft+ rear garden. The shower room is conveniently located on the ground floor, while the spacious bedroom is privately set upstairs, offering a peaceful retreat.

'The Annex'

A two-bedroom residence, The Annex benefits from a bright and airy open-plan living, kitchen, and dining space with expansive views over its private rear garden. A bedroom is located on the ground floor, with the second bedroom and family bathroom occupying the upper level. This layout offers flexible accommodation suited to a variety of needs.

'The Ledgers'

The primary section of the property, The Ledgers, currently features three bedrooms. The kitchen is separate from the large living and dining area, which opens to the private garden. A ground-floor bedroom and cloakroom complete this level. Upstairs, two additional bedrooms await, one of which enjoys an ensuite, alongside a family bathroom. The balance of space and privacy throughout makes this home ideal for modern family living.

Granted Planning Permission Opportunity:

While each unit is already generously sized and well-maintained, the true appeal of The Ledgers lies in its incredible potential. Planning permission has been granted for an additional 1300sqft across all three properties:

The Studio can be transformed into a two-bedroom, two-bathroom home with approximately 1,200 sq. ft. of space.

The Annex has the potential to expand into a four-bedroom, three-bathroom residence spanning approximately 1,400 sq. ft.

The Ledgers itself could become a luxurious four-bedroom, four-bathroom property with over 2,000 sq. ft.

Each unit will benefit from private driveway parking for three cars, as well as their own private patios and gardens, offering ample outdoor space.

Note, the property can also be converted back to one large single dwelling. The total square feet of this will be in excess of 4600sqft.


Contact us now on 01753 643 555 before you miss the chance to make this beautiful home with ample potential your own!

The Ledgers represents a rare and exciting opportunity to acquire a property of exceptional potential in one of the area's most sought-after locations. Whether seeking to create a family estate or a collection of high-spec homes, this property is primed for transformation, with the added allure of direct access to one of the country's finest golf clubs.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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Ledgers, Park Road

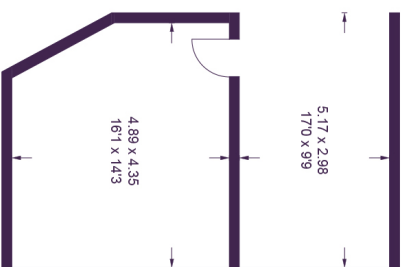
Approximate Gross Internal Area

Ground Floor = 196.2 sq m / 2,112 sq ft

First Floor = 99.7 sq m / 1,073 sq ft

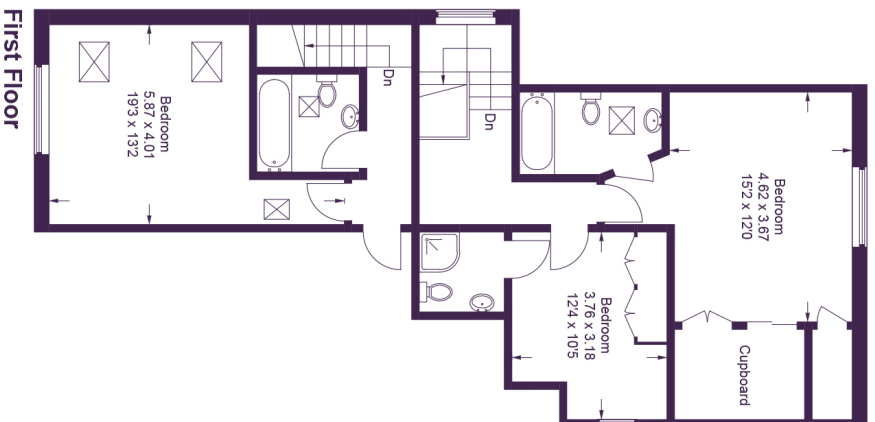
Carport & Garage = 20.2 sq m / 217 sq ft

Total = 316.1 sq m / 3,402 sq ft

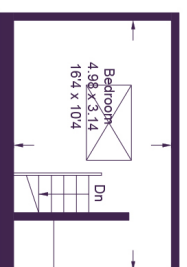


Carport & Garage

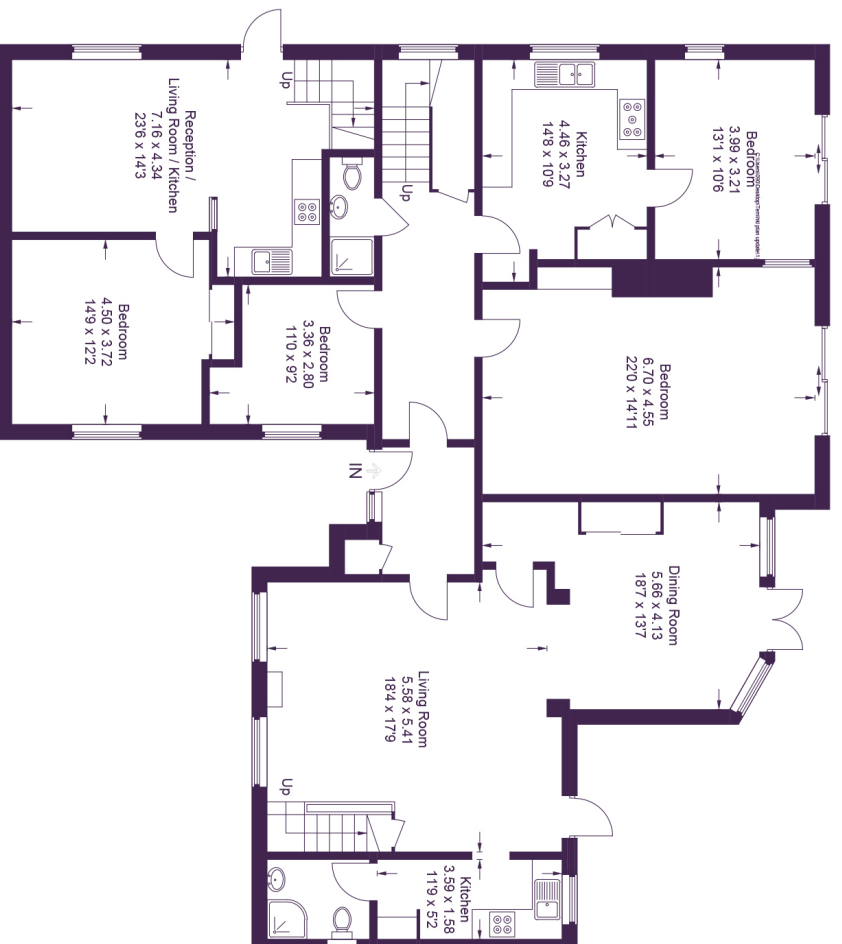
(Not Shown In Actual Location / Orientation)



First Floor



First Floor



Ground Floor

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.