



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Old School Cottage Village Lane, Hedgerley. SL2 3UY.

Offers in Excess of £900,000 Freehold

A chance to purchase a very unique, character detached chalet bungalow, set on a stunning plot nearing 0.2 acres offering quite magnificent views to the rear and beyond, while being right in the centre of the village, and only a short stroll to the renowned White Horse Public House.

This Grade II listed former Village School, is believed to date back to 1844, and still has many of the beautiful features that you would expect from buildings of this age including picturesque windows, vaulted beamed ceilings, and bright, double/twin aspect rooms. In addition, there is no upper chain involved.

You enter Old School Cottage and onto a large paved drive that offers parking for numerous vehicles in front of a detached 17'10 x 14'7 garage. As you enter the internal accommodation, which is around 1300 square ft in size, there are two entry points into the inner hallway which directly lead to all of the ground floor rooms, apart from the living room, which is found off the dining room.

The 19'11 x 15'2 living room has an abundance of windows over a delightful double aspect, while having a cosy inglenook fireplace. The dining room measures 12'0 x 10'9, the kitchen/breakfast room 16'7 x 9'1, which in turn has another double aspect to the side and rear, while also having french doors leading to the garden. Completing this floor are two double bedrooms that overlook the gardens to the rear, a cloakroom, and a family bathroom.

Upstairs is a gorgeous 15'3 x 7'5 bedroom that has more stunning views, plus lots of useful eaves storage cupboards.



Outside, the grounds to the rear face East and are mainly laid to lawn with flower, shrub borders and is set over two tiers. This really is a perfect spot to enjoy in the summer months for those who enjoy the outside, and of course alfresco dining with a view.

THE AREA

Having previously won numerous "best kept village" awards, Hedgerley is extremely popular and the property is located walking distance to its historic church and home to the award winning White Horse real ale Public House.

The property is within easy reach of the M40 and M4 motorways plus local transport links including Gerrards Cross Station providing access to the West End in less than 30 minutes, plus a link to the tube network.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at 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.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Old School Cottage

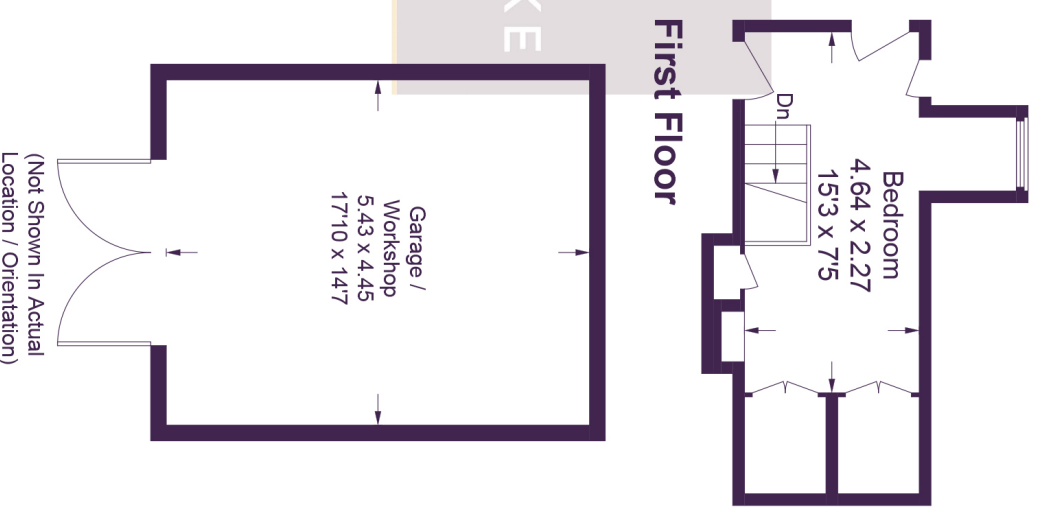
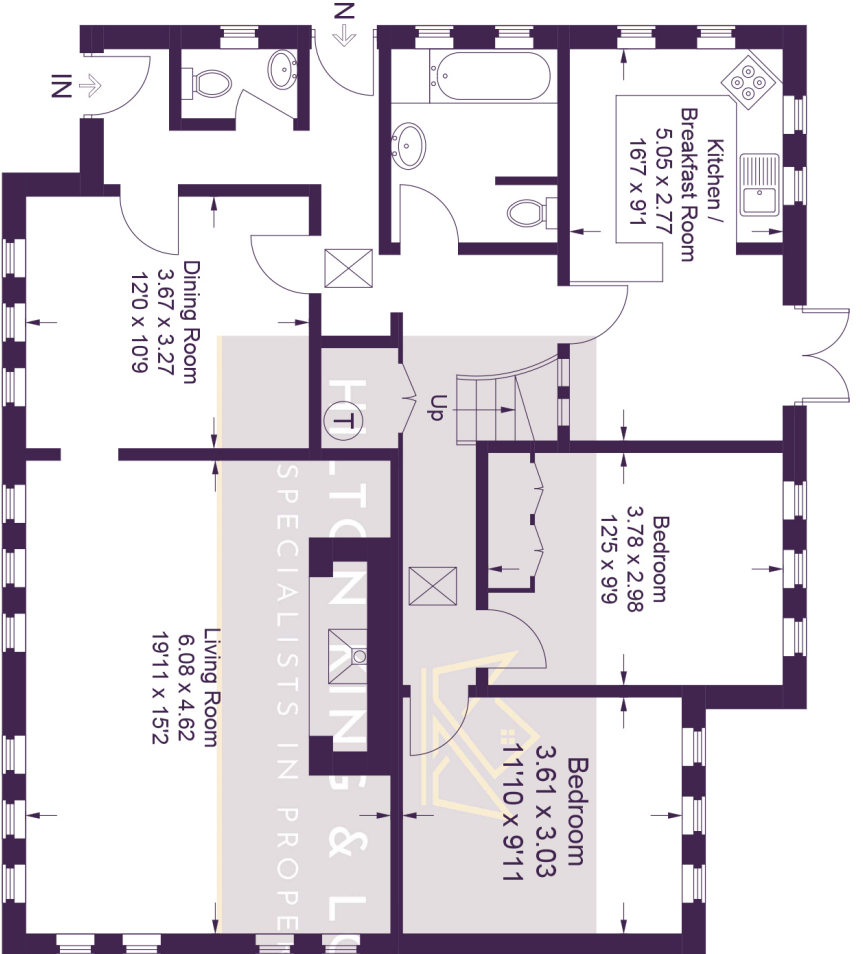
Approximate Gross Internal Area

Ground Floor = 105.5 sq m / 1136 sq ft

First Floor = 15.0 sq m / 161 sq ft

Garage / Workshop = 24.2 sq m / 260 sq ft

Total = 144.7 sq m / 1557 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke