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3 Wexham Cottages, Church Lane, Wexham, Berkshire. SL3 6LA.

Offers in Excess of £600,000 Freehold

Charming three double bedroom Character Cottage.

Nestled in the heart of Wexham, this delightful character cottage presents an exceptional opportunity for those seeking a harmonious blend of tranquility and convenience. With its picturesque surrounding and an array of desirable features, this property offers a comfortable and inviting living experience.

Upon entering the cottage, you'll be immediately captivated by its timeless charm and warm ambiance. The spacious and well-appointed living room boasts an abundance of natural light, creating an inviting atmosphere for both relaxation and entertainment. A charming fireplace serves as a focal point, providing both warmth and character.

The heart of this home lies within its open plan kitchen dining room. This well designed space features a built in dishwasher, and Range gas oven. Double doors open onto the garden not only flooding the room with natural light but also extending the living space, creating a harmonious connection between indoors and outdoors. Additionally, there is a utility room off the kitchen.

Heading upstairs, there are three generously sized double bedrooms providing ample space for families. Each bedroom offers a peaceful retreat allowing restful nights and comfortable lifestyle. The family bathroom boasts a freestanding bath, adding



a touch of elegance and luxury to the space.

Step outside and you'll discover the enchanting courtyard situated within the tranquil garden. Accessible via steps that gracefully descent, the courtyard offers a secluded retreat where you can enjoy peaceful moments, dine al fresco or simply bask in the serenity of your surroundings. It's an idyllic space for relaxation and entertaining, combining privacy and natural beauty.

For those with vehicles, the property boasts a convenient garage and gated driveway parking, ensuring secure and hassle-free parking options.

AREA

The location is truly unbeatable, with a range of shops and amenities within walking distance. Whether it's shopping, dining or accessing essential services, everything you need is conveniently close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	52	
(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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3 Wexham Cottage

Approximate Gross Internal Area

Ground Floor = 81.3 sq m / 875 sq ft

First Floor = 45.2 sq m / 487 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 140.1 sq m / 1,508 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

First 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.

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