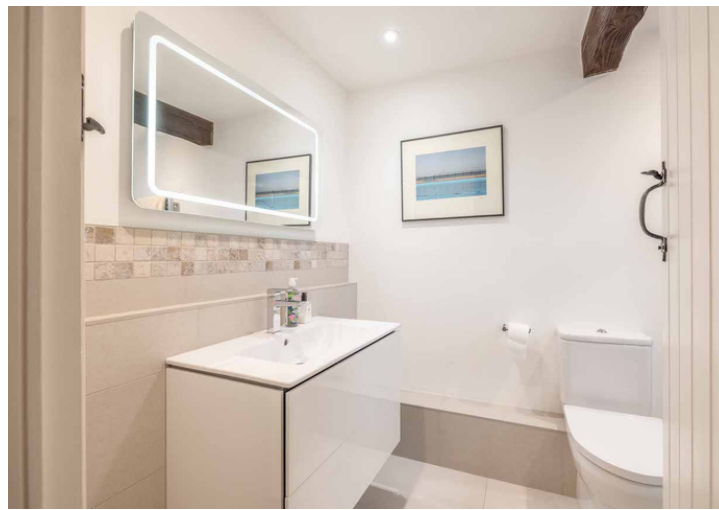




Grays Park Road,
Stoke Poges









Grays Park Road,

Stoke Poges



This charming mock-Tudor home combines the aesthetic appeal of a quintessential British cottage with modern comforts and amenities. Set on a generous plot, the property offers potential for a double-height extension, subject to planning, and provides parking for up to six cars on the driveway. A double garage, with potential for conversion into an annex (subject to planning), adds further flexibility to this already impressive home.

Upon entering, you are welcomed into a bright hallway, characterised by charming beams that create a warm and inviting atmosphere. To the left, you'll find a well-lit study, which could also serve as a playroom, with views over the front garden. The heart of the home is the kitchen, renovated in 2022, featuring windows on two aspects that flood the space with natural light and provide views over the rear garden. With integrated appliances throughout, including a full-size separate fridge and freezer, the kitchen blends rustic charm with modern convenience. It is fitted with a boiling water tap, a 5-ring induction hob, and two ovens, offering both style and practicality. This flows seamlessly into the dining room, which boasts an exposed brick wall, a working log burner, and French doors leading to a patio area in the rear garden. The dining room continues into the spacious lounge, featuring a striking fireplace and windows on two aspects. Completing the ground floor is a modern W/C.

Upstairs, the principal bedroom is spacious and well-appointed, with large built-in wardrobes, eaves storage, and a modern ensuite. Bedroom 2 is a generous double with built-in wardrobes, while Bedroom 3 is another spacious double. Bedroom 4 offers additional built-in storage. The family bathroom, which completes this floor, is fitted with a large shower.

Externally, the property is surrounded by a large wraparound garden, providing an abundance of outdoor space. Upon entry, you are greeted by a sizeable patio area, ideal for entertaining. The garden also includes a custom-built shed, perfect for additional storage.

Local Area

Stoke Poges is a picturesque village located in Buckinghamshire, England. Situated just to the north of Slough and approximately 23 miles west of central London, Stoke Poges offers a tranquil retreat from the hustle and bustle of urban life while remaining conveniently close to major transport links. The village is renowned for its stunning countryside, with rolling green landscapes and charming rural surroundings. In addition to its natural beauty, Stoke Poges offers a range of amenities to its residents, including local shops, pubs, and restaurants. The village maintains a strong sense of community, with various social events and activities organized throughout the year. Stoke Poges' proximity to major transportation routes, including the M4 and M40 motorways, as well as nearby railway stations such as Gerrards Cross and Slough, makes it an attractive location for commuters working in London or nearby urban centers.

Local Schools

Buckinghamshire is well renowned for being one of the last counties that still offer Grammar School education. Some of the local schools to this property are listed below.

Beaconsfield High School
Burnham Grammar School
Royal Masonic School
Gayhurst School
Maltmans Green Preparatory School
Thorpe House School
Caldicott Preparatory School
Beaconsfield School
St Mary's
Stoke Poges School
Farnham Common Secondary School
Pioneer Secondary Academy

We recommend that you verify with the local council or school to ensure that you meet the criteria for the preferred educational institutions.

Transport Links

Stoke Poges has several transport links that make it accessible and convenient for residents. The area is well-connected by road, with the A355 providing direct access to nearby towns and major routes, including the M25 and M40 motorways.

For public transport the village is served by several bus routes that connect to surrounding areas, including Slough and Gerrards Cross. The nearest train stations are in Gerrards Cross (Chiltern Line to London Marlyebone) and Slough (Elizabeth Line to London Paddington and beyond), making it a good option for commuters.







Key Features

- 4 Bedroom Detached House
- 0.24 Acre Plot
- Potential for double-storey side extension (STP)
- Wrap Around Garden
- EPC- C
- Living room with 'wood burner' stove
- Recently Renovated
- Council Tax Band- G
- Double Garage


					
x4	x2	x2	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



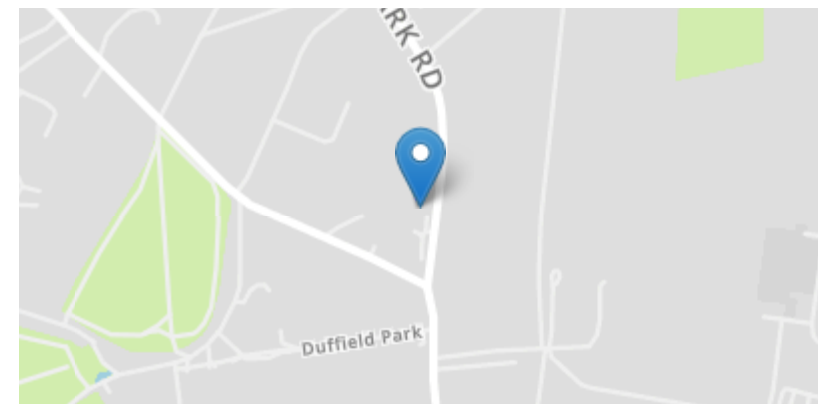
Marketing Office Contact Details

-  43, Packhorse Road, Gerrards Cross, SL9 8PE
-  01753 981326 
-  gerrardscross.enquiries@oakwood-estates.co.uk

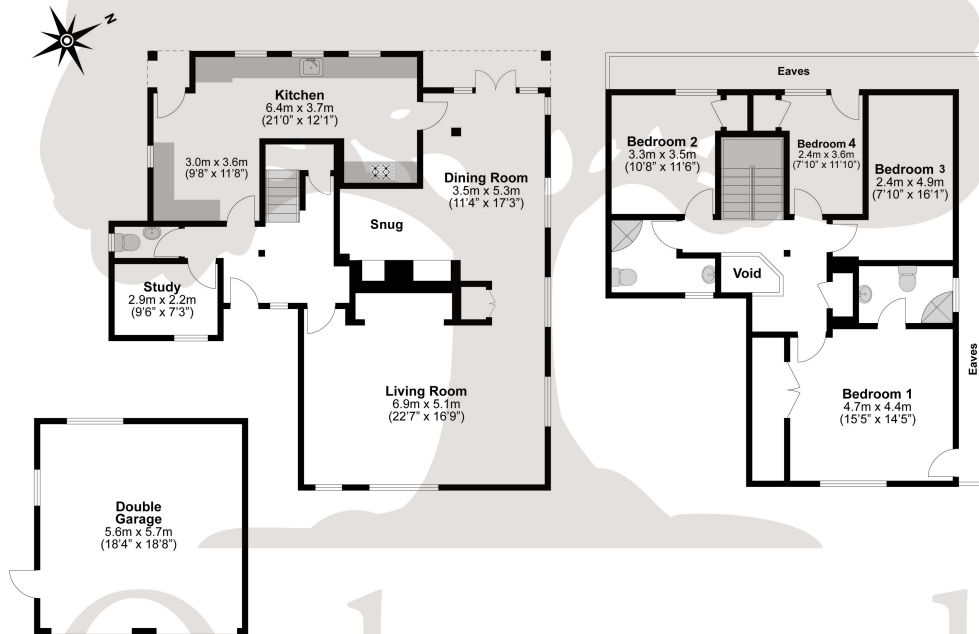
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC 	

Property Location



Total Approximate Floor Area
2475 Square feet
230 Square metres



Illustrations are for identification purposes only,
measurements are approximate, not to scale.

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