# Site and Location Plans





This exceptional property is finished to a high specification, featuring a spacious reception hallway, inviting lounge, elegant dining room, and convenient cloakroom. The stunning kitchen/dining/family room boasts doors that open onto a delightful garden and showcases beautiful cabinetry, 30mm Silestone work surfaces, and an array of integrated appliances, including a dishwasher, larder fridge, separate freezer, twin ovens, microwave, steam oven, induction hob, and extractor hood, all complemented by Porcelain ceramic tiled floors.

On the first floor, you'll find a generously sized master bedroom suite with an ensuite shower room, along with three additional bedrooms and a stylish family bathroom featuring a toilet, shower, basin, and bath for ultimate convenience. The ensuite includes a shower, basin, and toilet, providing a private retreat.

Externally, the property is approached via a gravel driveway leading to a parking area suitable for 3-4 cars. The landscaped rear garden features a paved patio area perfect for entertaining, complete with an undercover seating space. Beautifully designed and with mature laurel hedging, the garden creates a great atmosphere ideal for entertaining.

Oakwood Estates Limited Registered in England No. 6688931



# Property Information





## 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 and Langley, both of which offer services to London Paddington, Marylebone, and other destinations, making it a good option for commuters.

Council Tax Band G



#### TOTAL: 187.2 sq.m. (2016 sq.ft.)

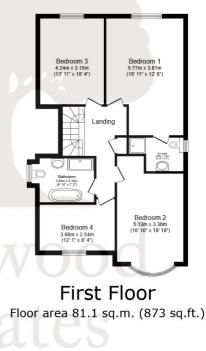
poses only. It is not drawn to scale. Any

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

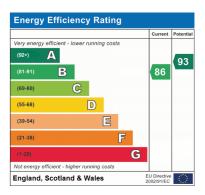


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