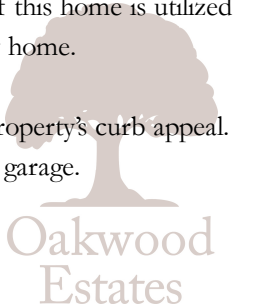




Upon entering the welcoming and spacious reception hall on the ground floor, you're greeted by an inviting atmosphere, ideal for guests and family alike. This area leads into a generously sized sitting room, which is beautifully designed with a decorative fireplace that serves as a striking focal point, creating a cozy ambiance. Bi-fold doors seamlessly connect this space to a bright conservatory, where natural light floods in, making it a perfect spot for relaxation or entertaining. The conservatory features elegant French doors that open directly onto the meticulously landscaped garden, blending indoor and outdoor living. The kitchen and dining area are thoughtfully appointed, showcasing a comprehensive range of high-quality units complemented by sleek Quartz worktops. The modern Neff appliances provide both style and functionality to the kitchen. There's ample room for a breakfast table, perfect for casual dining, along with a large central island. Just off the kitchen, a practical utility room provides extra space for laundry and chores, and a guest cloakroom, complete with a shower, adds convenience for visitors. The ground-floor rooms benefit from the luxury of underfloor heating, ensuring warmth and comfort throughout.

Moving to the first floor, the principal bedroom features a range of built-in wardrobes that provide ample storage and an en suite shower room for added privacy. There are three additional bedrooms on this level, two of which come with fitted wardrobes, making them ideal for family or guests. A stylish family bathroom, equipped with modern fixtures, serves this floor. From the landing, stairs lead to the top floor, where you'll discover two more generously sized bedrooms, both benefiting from ample eaves storage. This additional space is perfect for storing seasonal items or personal belongings, ensuring every inch of this home is utilized efficiently. This layout offers a perfect blend of comfort and practicality, making it an ideal family home.

As you approach, you are greeted by charming wooden gates that provide an elegant entryway, enhancing the property's curb appeal. These gates open onto a gravel driveway, offering ample parking and leads to the detached double garage.





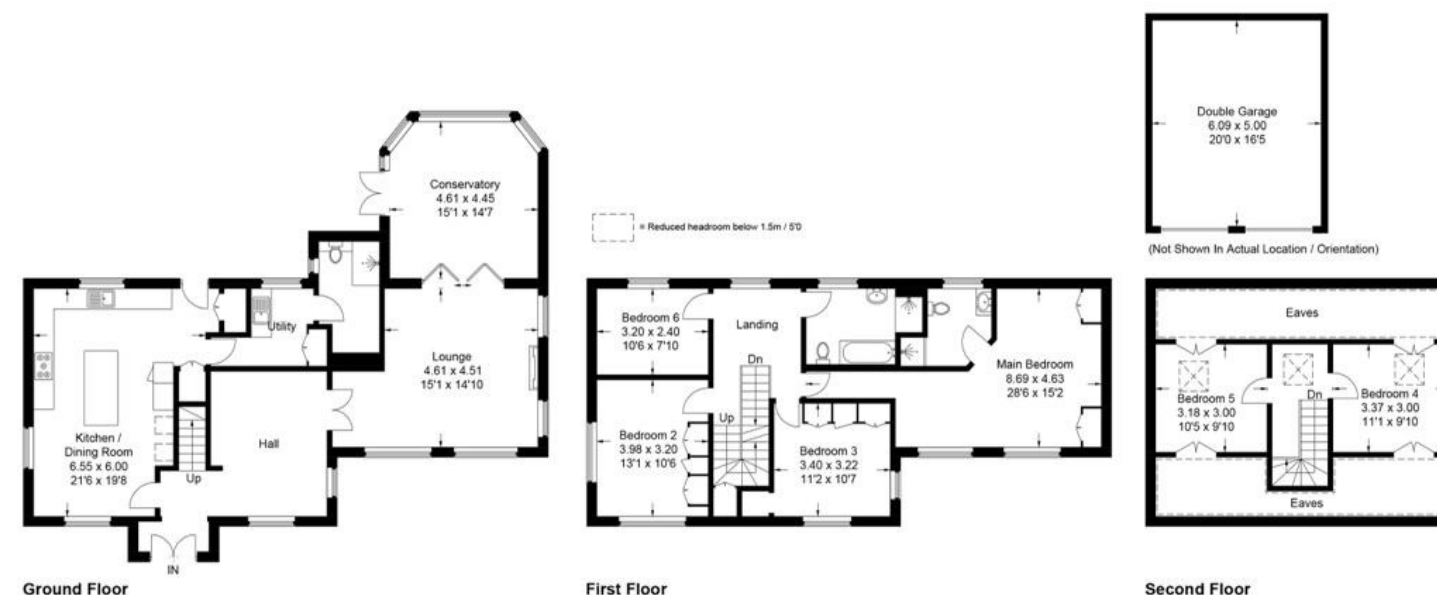
## Property Information

-  DETACHED 6 BEDROOM HOUSE
-  DOUBLE GARAGE & DRIVEWAY
-  2829 SQ FT
-  EPC- C
-  FINISHED TO A HIGH SPECIFICATION THROUGHOUT
-  FREEHOLD
-  WELL PRESENTED THROUGHOUT
-  COUNCIL TAX BAND G
-  FULLY FITTED INFINITY PLUS MILANO WREN KITCHEN

					
x6	x2	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

Approximate Gross Internal Area  
 Ground Floor = 114.8 sq m / 1,236 sq ft  
 First Floor = 88.1 sq m / 948 sq ft  
 Second Floor = 29.5 sq m / 317 sq ft  
 Double Garage = 30.5 sq m / 328 sq ft  
 Total = 262.9 sq m / 2,829 sq ft  
 (Excluding Eaves)



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.

### Location

Stoke Poges is a charming village located in Buckinghamshire, England. Nestled within the green and picturesque landscape of the South East, Stoke Poges exudes a quintessential English countryside ambiance while also being in close proximity to major urban centers.

### Transport Links

**Roads and Highways:**  
 Stoke Poges is well-connected by road to nearby towns and cities. The village is situated close to major roads such as the M40 and M4 motorways, which provide convenient routes for both local and long-distance travel. These motorways offer access to London, as well as other areas in the South East and beyond.

**Train Stations:** While Stoke Poges itself does not have a train station, there are several nearby stations that residents can use for train travel:

**Gerrards Cross:** This station is located approximately 2.5 miles from Stoke Poges and provides train services to London Marylebone and other destinations.  
**Slough:** Around 5 miles away, Slough offers train services to London Paddington and various other locations.

**London:** Stoke Poges is within a reasonable commuting distance

from London. This makes it feasible for residents to access the capital city for work, leisure, and other activities.

### Local Schools

Some of the local schools include:

- The Langley Academy Primary
- St. Mary's Church of England Primary School
- Langley Academy
- Slough and Eton Church of England Business and Enterprise College
- Gayhurst School
- Thorpe House
- Maltmans Green School
- Eton College
- Berkhamsted School
- Shiplake College
- Burnham Grammar School

We recommend that you check with the local authority or school to ensure your child is eligible to attend your education institution of choice.

### Council Tax

Band G

