



This beautifully renovated barn combines charming character features with modern amenities. Situated at the end of a row of four barns, it boasts private gardens offering picturesque views of the surrounding countryside. The refurbishment of the property has been carried out to a high standard, with careful attention to detail.

Upon entering the main reception hall, you are greeted by attractive exposed brickwork and a gallery on the first floor, creating a spacious and welcoming atmosphere. The hall also includes a cloakroom with utility space. The recently installed gas boiler, is conveniently located in the eaves store attached to the front of the property.

The highlight of the house is undoubtedly the stunning kitchen/dining room, which seamlessly connects to the reception hall. The kitchen has been extended to provide a fantastic space flooded with afternoon sun, thanks to its southwest orientation. This room features bi-fold doors and three Velux style windows. The kitchen itself is equipped with top-of-the-line Siemens appliances, including four ovens (two fan-assisted, a steam oven, and a microwave oven), a sensor induction hob with a flush worktop extractor, a dishwasher, fridge, and freezer. The kitchen's design incorporates an array of kitchen cabinets, a full-height larder unit, deep pan drawers, a recycle bin store, wine racks, and a combination of wood and stone work surfaces.

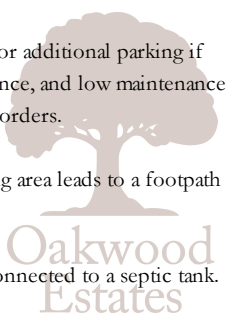
The main living room, with exposed beams, offers delightful dual aspect views of both the front and rear of the property. There is also a family space or a generously sized home office area with ample natural light and doors leading to the outside.

Moving to the first floor, you'll find a galleried landing with a study area and access to all five bedrooms. The main bedroom benefits from an ensuite shower room, and there is a family bathroom on this floor. Additionally, the boarded loft with a pull-down ladder provides extra storage space.

Approached from Hedgerley Lane, the property features a five-bar gate leading to the driveway. The level front garden could be used for additional parking if needed. The rear of the property boasts a full-width decked area constructed using Millboard decking, which offers durability, slip resistance, and low maintenance due to its reinforced resin composite design. The south-west facing rear gardens are private and adorned with mature borders.

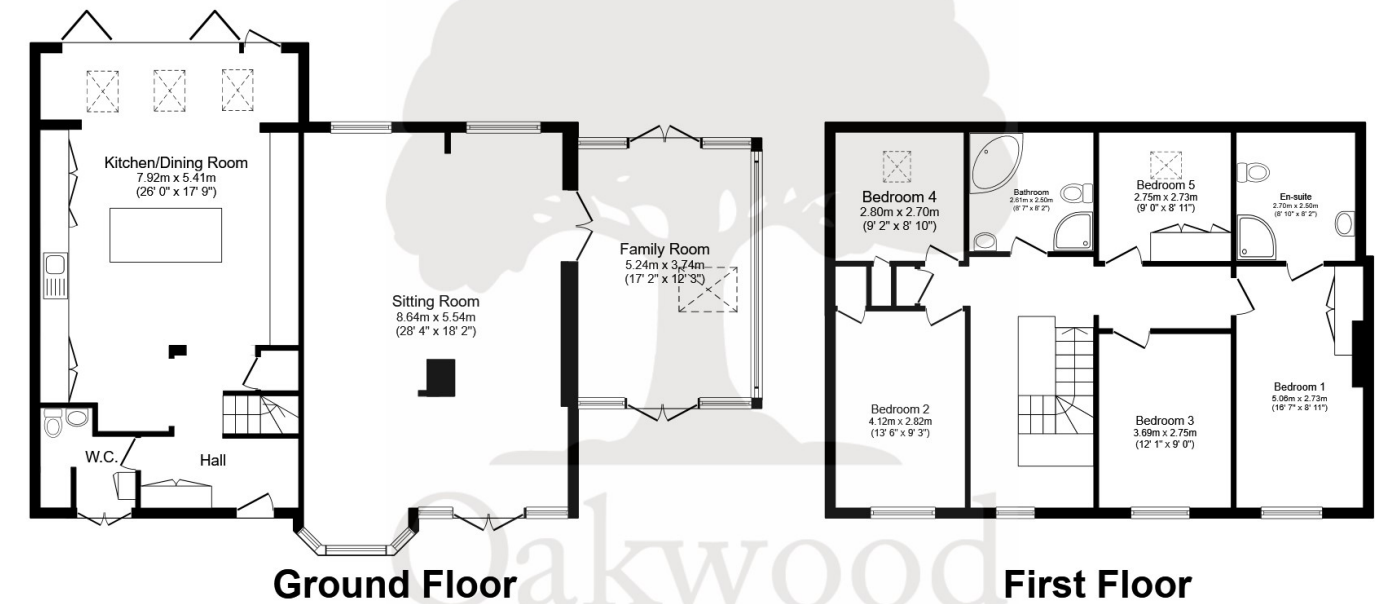
The location is convenient, with Gerrards Cross town center and railway station reachable in 35 minutes on foot. A gate within the parking area leads to a footpath connecting to Bulstrode Park, Main Drive, and West Common.

For heating, a recently installed Worcester boiler fueled by LPG gas provides warmth throughout the property. The drainage system is connected to a septic tank.



-  SEMI RURAL LOCATION
-  BARN CONVERSION
-  PRIVATE DEVELOPMENT
-  OPEN PLAN KITCHEN AND DINING ROOM
-  COUNCIL TAX- BAND F
-  NO CHAIN
-  5 BEDROOM BARN CONVERSION
-  EPC- C
-  CHARACTER PROPERTY
-  PRIVATE FRONT AND SOUTH WEST GARDENS
-  CIRCA 2,200 SQ FT

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



Total floor area 203.9 sq.m. (2,195 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Local Area

The neighborhood is characterized by a peaceful and family-friendly ambiance. Tree-lined streets and well-maintained properties create an inviting setting for residents. The area boasts a sense of community, with neighbors often engaging in social activities and local events.

In terms of amenities, you can find a variety of shops, supermarkets, and convenience stores nearby, providing easy access to everyday essentials. There may also be local cafes, restaurants, and pubs offering a range of dining options, catering to different tastes and preferences.

Schools

South Buckinghamshire is well renowned for its schooling, some of the schools local to this property are

- Wexham School
- Beaconsfield High School
- The Beaconsfield School
- Butlers Court School
- Holtspur School
- Slough and Eton Church of England Business and Enterprise College
- Langley Grammar School
- St. Bernard's Catholic Grammar School

- The Westgate School
 - Upton House School
 - St. George's School
 - St. Mary's School Ascot
 - St. John's Beaumont School
 - The Marist School
 - Papplewick School
 - Heathfield School
 - Licensed Victuallers' School
 - Lambrook School
 - The Windsor Boys' School (independent day school)
- It's always recommended to conduct further research or contact local education authorities for a comprehensive list

Transport Links

Buses: Public bus services may operate in the surrounding area, providing connections to nearby towns and villages. Bus stops in Hedgerley or nearby may offer routes to destinations such as Slough, Beaconsfield, or High Wycombe.

Trains: The nearest railway stations to Hedgerley may be located in neighboring towns. Stations such as Gerrards Cross or Beaconsfield offer regular train services that connect to central London and other destinations. From these stations, you can access mainline services to other parts of the country.

