



Stoke Grange, Fir Tree Avenue, Stoke Poges

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& PARKER**

BNP PARIBAS GROUP 

# Stoke Grange Fir Tree Avenue, Stoke Poges, SL2 4NN

A substantial and imposing detached country home set in generous gardens and towards the end of a long gated driveway

Gerrards Cross 4.9 miles (London Marylebone 18 minutes fast train), Beaconsfield town centre 7.5 miles, M40 (J2) 6.2 miles, Slough train station 2.1 miles (London Paddington 17 minutes), Central London approx. 23.5 miles.

Reception hall | Cloakroom | Drawing room  
Sitting room | Family room | Dining room |  
Kitchen/breakfast room | Utility room | Laundry  
room | Six bedrooms | 6 Bathrooms | Double  
garage | Substantial grounds | EPC Rating E

## The property

Stoke Grange is the largest of three homes approached through an impressive gated entrance, set in large gardens and grounds.

This majestic house extends to approximately 7200 sq ft of accommodation and features four ground floor reception rooms, six first floor bedrooms and six bathrooms.

A grand and welcoming reception hallway gives direct access to the drawing room, cloakroom, sitting room and family room. From the family room you can directly access the formal dining room and a lobby which in turn takes you through to the kitchen/breakfast room with walk-in larder, utility, laundry room and plant room. From here is access to a substantial double integral garage.

On the first floor there are six excellent size bedrooms all of which benefit from en suite facilities.

## Outside

The property is approached through a grand pillared entrance with electrically operated gates. A long driveway serves three properties one of which is Stoke Grange. There are substantial private gardens and grounds and extensive parking with access to a large integral garage.

## Location

The property is located in a prime position in Stoke Poges, a desirable Buckinghamshire village with local shops and amenities including a Co-operative Food store, pharmacy and post office. Leisurely countryside walks at Burnham Beeches, Stoke Common and Black Park are all within easy reach.

Nearby Gerrards Cross offers a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores and restaurants, a cinema, library, sporting amenities and superb Chiltern Rail link to London Marylebone, while the larger town of Slough offers extensive shopping and leisure facilities and a high-speed rail link to London Paddington.

South Buckinghamshire is renowned for its excellent range of state schooling including The Stoke Poges School and Wexham School, as well as a good selection of independent schools including Dair House, Caldicott, St Bernard's and Gayhurst.





Floorplans  
Internal area 7,569 sq ft (703 sq m)  
(Including Garage internal area)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Strutt & Parkers Gerrards Cross office, head south on Packhorse Road and go straight over the A40 onto Winsor Road. Follow this road for about 4 miles through Stoke Poges village centre and out the other side. At the roundabout turn right onto Stoke Green Road (B416) and take the next turning on the right into Fir Tree Avenue. The property will be found towards the end on the left hand side.

## General

**Local Authority:** South Bucks District Council  
**Services:** Gas, Electric, mains water, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,750,000

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

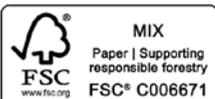
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