



8 Cherry Orchard, Stoke Poges, Buckinghamshire

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## 8 Cherry Orchard Stoke Poges, Buckinghamshire, SL2 4PY

An impressive five bedroom detached character home set in lovely grounds and featuring a superb home office/studio in the garden.

Gerrards Cross mainline station 3.5 miles (London Marylebone 23 minutes), Slough station 3.1 miles (London Paddington 18 minutes), Heathrow Airport (Terminal 5) 10 miles, Central London approx 23 miles

Reception hall | Living room | Snug | Office  
Kitchen/dining room | Utility room | Cloakroom  
Principal bedroom with en suite | Bedroom two with en suite | Three further bedrooms | Family bathroom | Double garage | Gardens | Large outbuilding | EPC Rating C

### The property

The spacious family home offers, bright light and well-presented accommodation over two floors. The heart of the home is a large kitchen/dining room with twin French doors, opening into the gardens and contemporary folding doors into the sitting room, creating a fabulous entertaining space. Further reception rooms include a cosy snug and a study. Also on the ground floor is a good size utility room adjacent to the kitchen and the downstairs cloakroom off the entrance hall.

Upstairs, there are five bedrooms and three bathrooms, two of which are en suite.

### Outside

Cherry Orchard is a very pleasant, cul-de-sac within easy reach of the village centre. This property is approached, over a shingle driveway with ample parking space and access to a large detached double garage.

The gardens are a real feature of the home, lying to the rear and side well screened by mature trees and shrubs. There are flourishing flowerbeds and a generous lawn. A superb garden office/studio is well equipped to accommodate a perfect working from home arrangement.

### Location

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

Both Beaconsfield and Gerrards Cross are nearby and offer superb Chiltern Rail links to London Marylebone, a wide range of shopping facilities, including supermarkets, a host of independent stores and restaurants, a library, sporting amenities and Gerrards Cross has an Everyman cinema.

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  
House internal area 2,419 sq ft (224.7 sq m)  
Shed 35 sq ft (3.3 sq m)  
Outbuilding 614 sq ft (57.1 sq m)  
For identification purposes only.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Directions

From Strutt & Parker's office in Gerrards Cross proceed south and at the A40/Oxford Road go straight on into Windsor Road. Continue on this road for some distance and just before reaching Stoke Poges village turn left into Hollybush Hill and Cherry Orchard is the second turning on the left hand side.

## General

**Local Authority:** South Buckinghamshire Council  
**Services:** Gas, electric, mains water and mains drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,395,000

## Gerrards Cross

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