



One & Two Acre Cottage, Framewood Road, Fulmer,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

One & Two Acre Cottages

Framewood Road

Fulmer

Buckinghamshire

SL2 4QS

An utterly charming, detached period home set in delightful grounds and gardens of approaching an acre.

Gerrards Cross town centre 2.9 miles, Gerrards Cross mainline station 3.2 miles (London Marylebone 23 minutes), M4 (Jct 6) 4.5 miles, M40 (Jct 2) 5.0 miles, central London approx. 22 miles

Entrance hall | Sitting room | Dining room | Snug
Family room | Study | Conservatory Kitchen/
breakfast room | Cloakroom | 5 Bedrooms
2 Bathrooms | Double garage with loft over
Green house | 2 Outbuildings | Gardens
approaching 1 acre | EPC Rating E & F

The property

This fabulous property requires some updating and offers an excellent opportunity to create a wonderful country home.

Originally two cottages (and still on separate titles) but used as one dwelling, the property enjoys an idyllic location, situated along a quiet, private drive and surrounded by its own glorious gardens and grounds of approaching an acre.

The ground floor accommodation flows from one cottage to the other, with a total of six reception rooms, a large conservatory, kitchen/breakfast room and a cloakroom. Attached to the cottage is a large brick store with port hole window.

A wealth of charming character features include exposed beams and brickwork, open fireplaces and polished wood flooring. There are two separate staircases leading to the first floor, which remains currently as two cottages, with one side having three bedrooms and a bathroom, and on the other a further two bedrooms and bathroom.

Outside

The property is approached over a private gravel driveway, leading to a large parking and turning area with access to the double garage.

The grounds and outbuildings are a fabulous feature of this home and include a large double garage with store and room above. There is also a charming Victorian style greenhouse, and two large timber outbuildings with pitched and tiled roofs. Extending to approximately 1 acre, the gardens are laid mainly to lawn, enclosed by mature, trees, shrubs and bushes.

Location

This delightfully picturesque village, which has won Buckinghamshire's Best Kept Village competition on numerous occasions provides a village hall, a local well known pub, a parish church, farm shop plus the outstanding rated Fulmer Infant School. Further amenities and facilities, including shopping and supermarkets, can be found in nearby Gerrards Cross.

Transport links from the village are excellent, with the M40 and M25 easily accessible, while Gerrards Cross mainline station offers fast and efficient links to central London (23 minutes to London Marylebone). There are plenty of leisure facilities nearby, including golf at The Buckinghamshire Golf Club and Denham Golf Club, along with a great choice of walking, cycling and riding routes in the pretty surrounding countryside.





Floorplans
House internal area 2,649 sq ft (246.1 sq m)
Outbuildings 1,457 sq ft (135.4 sq m)
Total 4,106 sq ft (381.5 sq m)
For identification purposes only.



Directions

From Strutt & Parker's Gerrards Cross office, head south on Packhorse Road (B416) and after half a mile, at the traffic lights, turn left onto Oxford Road/A40. After a further half a mile, turn right onto Fulmer Road and continue for two and a quarter miles, onto Framewood Road. You will find the entrance to the property between Framewood Manor and Hollybush Hill on the left hand side.

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage.

Council Tax: Both cottages are Band E

Tenure: Freehold

Guide Price: £1,500,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

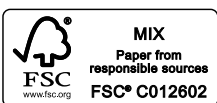
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