



The Stables, 76 Hedgerley Lane, Gerrards Cross, Buckinghamshire

STRUTT & PARKER
BNP PARIBAS GROUP 

The Stables, 76 Hedgerley Lane, Gerrards Cross, Buckinghamshire SL9 8SX

A beautifully presented and spacious 5 bedroom barn conversion tucked away in a small private development in a rural location yet within easy reach of Gerrards Cross and Hedgerley Village.

Gerrards Cross Train Station 2.5 miles, (Gerrards Cross to London Marylebone 18 minutes fast train), Beaconsfield 4.2 miles, Heathrow Airport (terminal 5) 14.4 miles, central London approx. 23 miles

Entrance hall | Sitting room | Dining room
Kitchen/breakfast room | Utility room | Principal bedroom with dressing room and en suite
Bedrooms two and three both with en suites
Bedroom four | First floor family room, study and bedroom | Off street parking | Gardens to EPC Rating C

The property

The property is full of character, including beamed & vaulted ceilings, minstrel gallery, exposed brickwork & feature fireplace with wood burning stove. The property has been modernised by the current owners, now offering cleverly designed accommodation on the ground floor yet retaining a wonderful ambience whilst providing functional, well-proportioned rooms throughout. Flexible in nature, the accommodation includes a spacious sitting room opening into a wonderful dining room built for the current owners with two sets of bi folding doors leading out into the rear garden. There is a sizeable kitchen breakfast room with integrated appliances. The principal bedroom is a spacious ground floor room with a modern en-suite bathroom and separate dressing

room. There are three further bedrooms on the ground floor two of which benefit from en suite shower rooms. On the first floor, there is a fourth bedroom, sitting area and galleried study.

Outside

The property occupies a practical rural location, forming part of a development of similarly characterful barn style conversions. Approached through electric wooden gates onto a large shingled parking area that is suitable for generously parking numerous vehicles.

The rear gardens are a lovely feature being laid mainly to lawn and well screened by mature trees, plants and shrubs. There is an ornamental pond with water feature. Timber outbuildings include a studio/summer house with large timber shed. Beyond the garden is countryside. There is gated access on both sides with hard standing and additional parking. Adjacent to the rear of the house is a large shaped paved patio area ideally for relaxing and entertaining.

Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, hotels, public houses, a cinema, health centre and community library.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow/ Gatwick airports, whilst Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Chalfont St Peter Infant School, Gerrards Cross CofE School and Beaconsfield High School (all rated Outstanding by Ofsted), together with a good selection of noted independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green.





Directions

From strutt & Parker's Gerrards Cross office, proceed along Packhorse Road, through the village centre and at the A40 traffic lights, go straight on into the Windsor Road. At the next set of traffic lights, turn right into Hedgerley Lane, proceed down the hill and eventually turn right into Moat Farm, where this property can be found on the right hand side.

General

Local Authority: South Buckinghamshire

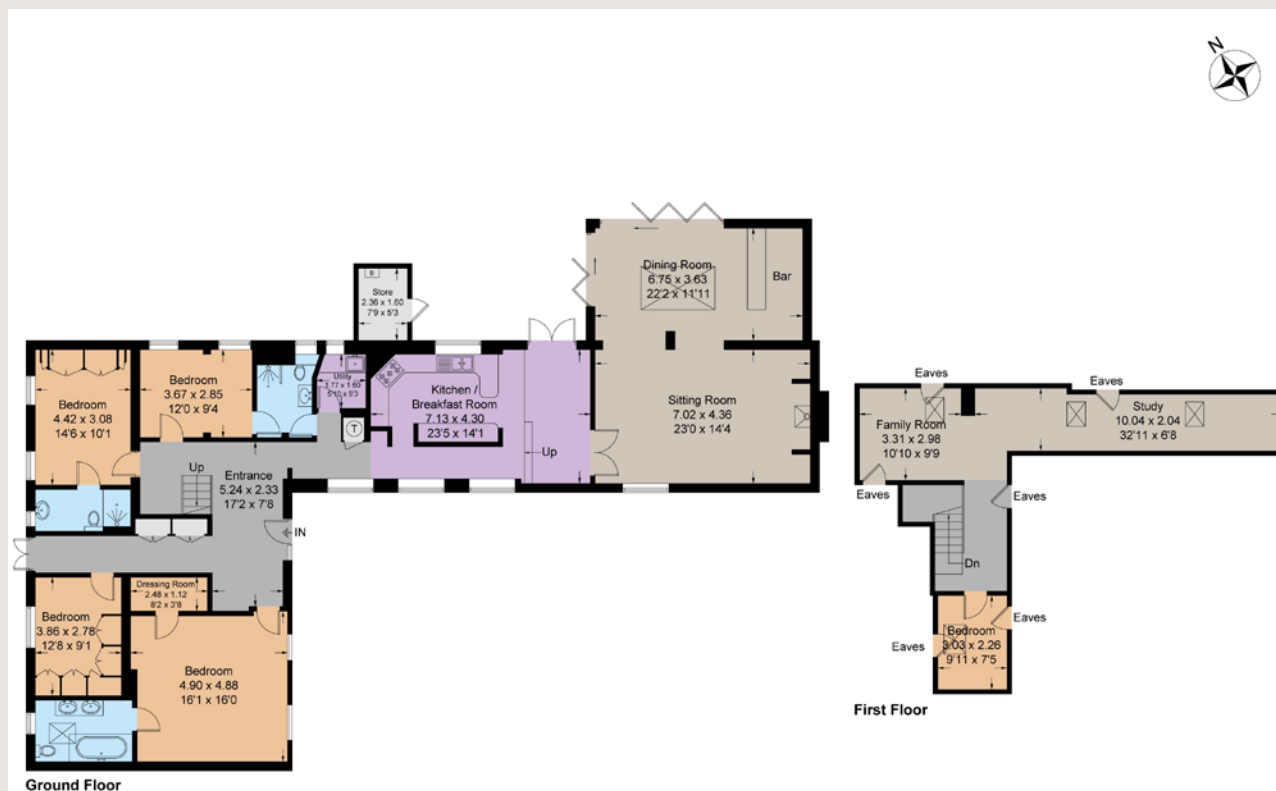
Services: Electricity, gas, mains water and private drainage. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,250,000

Floorplans
House internal area 2,772 sq ft (257.5 sq m)
Store 41 sq ft (3.8 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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