



Village Road

Denham Village, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautiful four bedroom Grade II listed cottage.

Situated in the idyllic village of Denham, this beautiful four bedroom period cottage offers a wonderful lifestyle. Enjoy the ambiance of two village pubs, explore scenic pathways along the Grand Union Canal, and benefit from the nearby train station.



2 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOMS



DRIVEWAY PARKING



LANDSCAPED GARDEN



FREEHOLD



VILLAGE



1,739 SQ FT



**GUIDE PRICE
£1,450,000**



The property

Discover the undeniable charm of this beautiful period cottage, nestled in the heart of picturesque Denham Village, being an archetypal English village is a Conservation Area. Character abounds with features such as exposed beams and a stunning open fireplace taking centre stage in the sitting room, which also enjoys delightful views across the village.

Recent improvements include a stylishly appointed kitchen, a refitted bathroom, elegant Little Greene / National Trust decor / paint and beautiful natural sisal carpet on the stairs. Briefly comprising a reception hallway, downstairs cloakroom, a sitting room with steps down, a separate dining room with French doors to the rear garden, a fitted kitchen, pantry with side door access. Oak parquet floors are laid in the entrance hall and both reception rooms.

A staircase leads to the first floor with two double bedrooms overlooking the pretty rear garden, a shower room, w.c., and hand wash basin. Bedrooms three and four offer lovely views towards the village

green. Further benefits are, recent boiler and brand new loft insulation. All four bedrooms and hallway are fitted with wool carpets.



Outside

To the front, the property benefits from the valuable addition of driveway parking for one vehicle – a rather rare commodity within the village. A side passageway provides access to, rear fenced garden, patio off the dining room is partially walled, perfect for outdoor relaxation, a generous expanse of lawn, and established borders with a variety of shrubs, hedging, and mature trees. There is a timber storage shed in the rear garden.

Location

Denham is a quaint and picturesque little village in South Buckinghamshire, located close to Uxbridge and Gerrards Cross, and nestled in the beautiful countryside surrounds of the Colne Valley Regional Park. The village has several pubs, a village hall and an infant school, and is positioned close to the superb Buckinghamshire Golf Club and Denham Golf Club. There are plenty of walking, cycling and riding routes in the local area, with plenty of stunning countryside to explore and enjoy. Local amenities are close-at-hand in either Uxbridge or Gerrards Cross.

Transport links from Denham are first class, with the M40/A40 within easy reach and London Marylebone just a 22-minute train ride from Denham mainline station. The property is also within catchment of an excellent choice of schools.



Distances

- Gerrards Cross Town approx. 2.9 miles
- Uxbridge Town approx. 2.6 miles

Nearby Stations

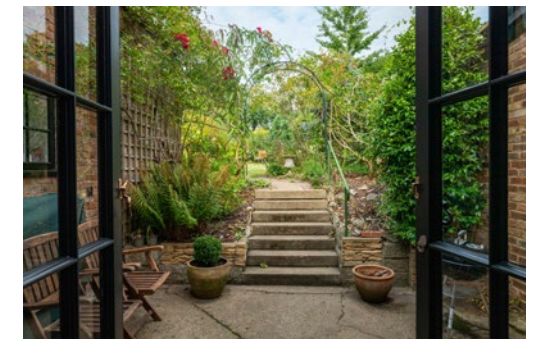
- Denham Station approx 1 mile by car, .5 mile lighted pathway (most villagers walk instead of driving)
- Gerrards Cross Station approx. 3.5 miles

Key Locations

- Colne Valley National Park
- Pinewood Studios
- Denham Lock Canalside

Nearby Schools

- Denham Village School
- Thorpe House School
- ACS International School
- St Mary's School
- Beaconsfield High School
- Uxbridge High School



Approximate Gross Internal Area
 Ground Floor = 82.8 sq m / 891 sq ft
 First Floor = 78.8 sq m / 848 sq ft
 Total = 161.6 sq m / 1,739 sq ft
 (Including Store)



Ground Floor

First Floor

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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Floorplans

House internal area (including store)
 1,739 sq ft (161.6 sq m)
 For identification purposes only.

Directions

UB9 5BH

what3words: ///scare.swept.gallons

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: D

Tenure: Freehold

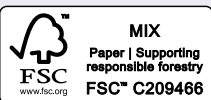
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