



Huyton Fold, Windmill Road, Fulmer, Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Huyton Fold Windmill Road, Fulmer, Buckinghamshire SL3 6HD

A handsome Arts & Crafts style residence set within a glorious plot approaching 3 acres and within the heart of this picturesque village.

Gerrards Cross 1.8 miles, Stoke Poges 1.8 miles, Gerrards Cross mainline station 2.4 miles (London Marylebone 23 mins), Slough station 4.4 miles (London Paddington 15 minutes), M40 (Jct. 1) 3.7 miles, M40 (Jct. 2) 4.7 miles, M4 (Jct. 6) 5.3 miles, London Heathrow Airport 10.7 miles, central London 21.7 miles

Storm porch | Entrance lobby | Reception hall
Sitting room | Family room | Dining room
Kitchen/breakfast room | Larder | 2 Cloakrooms
Cloakroom/shower room | Plant room
5 Bedrooms | 2 Family bathrooms | Garden
Utility room | Gardener's W.C. | Outbuilding with double and single garages | Circa 3 acres | EPC rating E

The property

Huyton Fold is an attractive red brick and part tile-hung property offering more than 3,100 sq. ft. of light-filled flexible accommodation arranged over two floors. The ground floor accommodation flows from a welcoming through reception hall with patio doors to the rear terrace, a useful cloakroom and separate cloakroom/shower room. It comprises a large dual aspect sitting room with feature bow window and open fireplace, a generous rear aspect family room with bespoke storage and a spacious rear aspect wooden-floored dining room with a door to the neighbouring kitchen/breakfast room.

The kitchen has a range of retro wall and base units, integrated appliances, space for a table for more informal meals, a walk-in larder and a door to a side hall with further storage. A utility room and a gardener's WC complete the facilities.

On the first floor the property offers a large principal bedroom with feature bow window and extensive built-in storage, four further generous double bedrooms, three with built-in storage, two modern family bathrooms and a useful additional cloakroom.

Outside

The property is approached over a sweeping tree-lined driveway flanked by areas of level lawn, providing parking for multiple vehicles and giving access to a detached outbuilding with double and single garages. Extending to 3 acres, the well-maintained garden surrounding the property is laid mainly to level lawn bordered by mature shrub beds and trees and features a vegetable garden with greenhouse and raised beds and a large wraparound paved terrace, ideal for entertaining and al fresco dining, the whole enjoying views over neighbouring countryside.

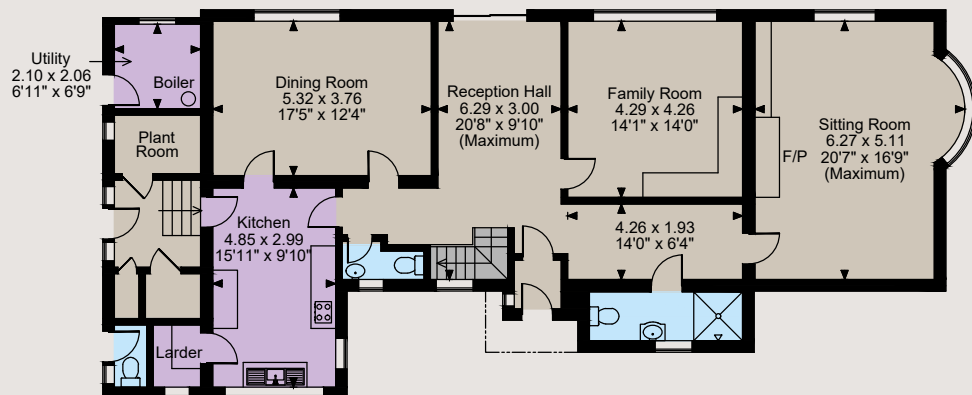
Location

The highly-convenient village of Fulmer offers a good range of day-to-day amenities including a church, village hall, public house with restaurant and popular infant school. Nearby Gerrards Cross offers a wide range of shopping facilities including, Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, a cinema, community library, health centre and a superb Chiltern Rail link to London Marylebone, while Stoke Poges village has a range of local shops and amenities including a Co-operative Food store, pharmacy and Post Office. Communication links are excellent and the property is within easy commuting distance of London, with the nearby M40 linking to the M25, M1, M4, and Heathrow/Gatwick airports.

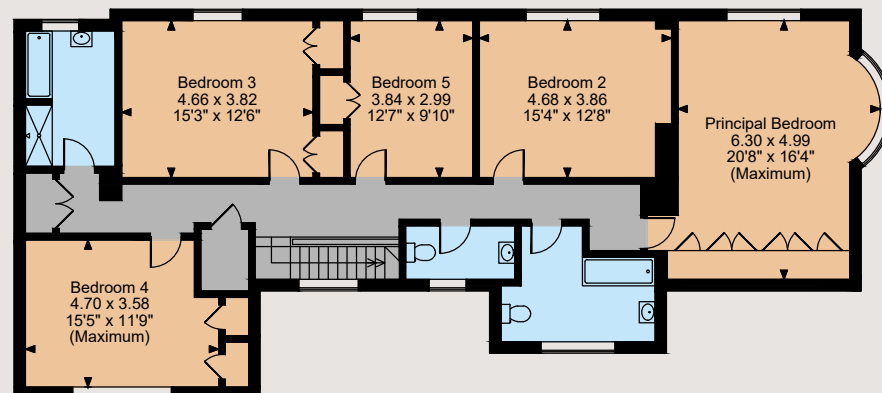
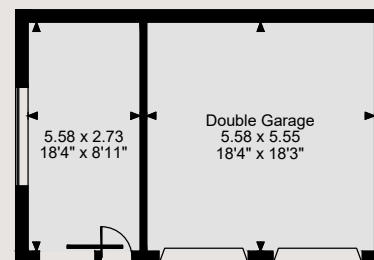




Floorplans
Main House internal area 3,141 sq ft (292 sq m)
Garage internal area 507 sq ft (47 sq m)
For identification purposes only.



Ground Floor



First Floor

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

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The area offers a good selection of state primary and secondary schooling including Fulmer Infant School and The Gerrards Cross CofE School and Beaconsfield High School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Gayhurst, Thorpe House, Maltmans Green, Dair House and Caldicott.

Directions

From Strutt & Parker's Gerrards Cross office, head south-west on Packhorse Road (B416), after 0.5 mile turn left onto Oxford Road (A40) then bear right onto Fulmer Road and stay on this road for 1.4 miles. Turn left onto Windmill Road and the property can be found on the left-hand side.

General

Local Authority: South Buckinghamshire
Services: Electricity, mains water and mains drainage.
Council Tax: Band H
Tenure: Freehold
Guide Price: £2,750,000

Gerrards Cross

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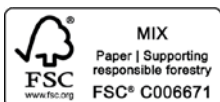
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