



roger platt



£950,000 *Freehold*



1 APPLETREE COTTAGES, HONEY LANE, HURLEY, BERKSHIRE, SL6 6RE

With views over protected land as far as Buckinghamshire, an exceptional home, which has been completely remodelled and skillfully extended to an exceptional specification, now providing modern living, combined with architectural character, which nods to the original Victorian construction. Standing in elevated grounds of half an acre, with extensive parking facilities and low maintenance landscaping, Apple tree cottage offers well-arranged accommodation centered around the hub; kitchen-dining room, with a further living room, family room and study, upstairs are three double bedrooms, an en-suite and a family bathroom. This gated property does need to be seen to be fully appreciated, which is situated in a location rarely available to the open market.

NO ONWARD CHAIN - EPC Rating C





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Outside

The property is approached by remote double wooden gates with entry phone system, leading to an extensive driveway, flanked by bollard lighting and planting, outside bin store, lighting, leading through to long driveway enclosed by panel fencing, flagstone floor to the front of the property wraps around to rear garden.

New Oak Front Door

hand-made using the template of the original 1850 door, with oak surround.

Vaulted Covered Entrance

with solid oak uprights on brick walls, wall and ceiling lighting.

Entrance Hall

return staircase, Oak floor, built-in panel radiator, entry phone system, thermostat control, ceiling downlighters, door to

Cloakroom

close coupled w.c, wash hand basin set into vanity unit with soft close door, brick tiled splashback, panel radiator, continuation of Oak floor, ceiling downlighters, Expelair extractor fan, meter/storage cupboard with soft close door, door to

Utility Cupboard

plumbing and space for washing machine, automatic lighting and power, thermostatic programmer.

Kitchen / Dining Room

21' x 10' 3" plus 9' 6" x 5' 9" (6.40m x 3.12m plus 9' 6" x 5' 9")

a superb room with semi vaulted ceiling, ceramic Farm house style floor, glass double doors lead to patio with far reaching views, ceiling downlighters, wall light, built-in Island/dining table with solid white washed Norfolk Oak surface, range of soft close cupboards and drawers with power and space for microwave, three velux skylights, central range of wall mounted restored fitted units, twin enamel sink with Victorian style monobloc mixer taps with cupboards and drawers beneath, fitted dishwasher, large larder fridge and freezer, extensive range of Granite working surfaces with twin stainless steel convection oven and grills, further base mounted cupboards and drawers, larder drawers with inset pull out storage shelving, gustural pendant filament lighting, steps down to

Morning / Family Room

10' 3" x 9' 10" (3.12m x 3.00m)

bi-fold doors leading directly out to terrace and full height glass wall affording spectacular views over Berkshire and Buckinghamshire, continuation of ceramic floor, vaulted ceiling, twin velux, power points, light point, TV point, conduit points.

Living Room

19' 6" x 11' 6" max (5.94m x 3.51m max)

Oak floor, box bay window, panel radiators, wall light points, ceiling downlighters, door to

Study

8' 4" x 6' plus bay (2.54m x 1.83m plus bay)

continuation of Oak flooring, attractive box bay window, panel radiator, ceiling downlighters, telephone point, TV point, data/internet point.

First Floor Landing

window to side, far reaching views.

Bathroom

8' 4" x 7' (2.54m x 2.13m)

roll top bath with claw feet, Victorian style mixer tap, separate shower attachment, drench shower, close coupled w.c, panel radiator/towel rail, wooden floor, wash hand basin set into vanity unit, tiled splashback, pretty window with views over to the wood, ceiling downlighter, extractor.

Bedroom 1

10' 2" x 9' 7" (3.10m x 2.92m)

feature vaulted picture window with fitted automatic electric blinds, additional Velux windows with fitted electric solar panel operated blinds, ceiling downlighters, panel radiator, fitted double wardrobe, TV point.

Wet Room

with drench shower, feature pebble floor, light and extractor.

En-Suite W.C.

close coupled w.c, radiator/heated towel rail, wash hand basin set into vanity unit, tiled splashbacks, ceiling downlighters, extractor, shaver point, continuation of pebble floor.

Bedroom 3

11' 3" x 8' 7" (3.43m x 2.62m)

ceiling downlighters, panel radiator, window with far reaching views, TV point, power points, light point.

Bedroom 2

11' x 10' 3" (3.35m x 3.12m)

window with views to woods, ceiling downlighters, extensive range of handmade fitted built-in wardrobes, single with overhead, double with overhead and further single, radiator, TV point.

Rear Garden

large terrace leading onto lawned area with most glorious open countryside views over Berkshire & Buckinghamshire, garden shed, mature planting, mature trees. In all extending to half an acre.