



70, Hedgerley Lane,
Gerrards Cross, Buckinghamshire SL9 8SX

Peter Scott 
ESTATE AGENTS

Templars Barn provides excellent accommodation, parking facilities and is part of a small courtyard barn development of just six homes. Grade two listed, this home has tremendous amount of character and has been sympathetically designed to meet the needs of a modern home. Situated within Gerrards Cross, this charming barn conversion home also uniquely benefits from a semi-rural feel. Accommodation comprises a 21'4 x 13'9 reception room offering great space with a log burner, a kitchen with adjoining dining room, utility room, mezzanine level study, three first floor bedrooms, ensuite shower room and bathroom, second bedroom with living space, driveway parking, visitors parking and country walks close by. Attractive block work paved patio providing ample space for outside entertaining, leading onto a level area of lawn bounded by mature shrubs.

EPC Rating: D Council Tax Band: F Tenure: Freehold

Character converted barn

Four Bedrooms

21' Kitchen/Dining Room

Ensuite Shower Room, Family Bathroom And Cloakroom

21' Sitting Room With Log Burner

Main Full Height Staircase And Two Spiral Staircases

Countryside Location With Footpath To Gerrards Cross Town Centre -
35 minutes walk

Parking To Front Of Property, Garage And Additional Parking Spaces

Level Rear Gardens And Patio

Gerrards Cross centre provides excellent day to day facilities to include a library, cinema and supermarkets (Waitrose and Tesco).

There are numerous cafe's and restaurants that cater for a variety of tastes as well as hairdressers, fashion boutiques, beauty salons and hotels.

The railway station at Gerrards Cross (Chiltern Line) provides a regular, fast service to Marylebone and for those needing to commute that little further afield, Heathrow airport, M25/M40 and A40 are all close by.



Approximate Area = 1649 sq ft / 153.1 sq m (Includes Garage & Exclude Void)

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Total = 1723 sq ft / 160 sq m

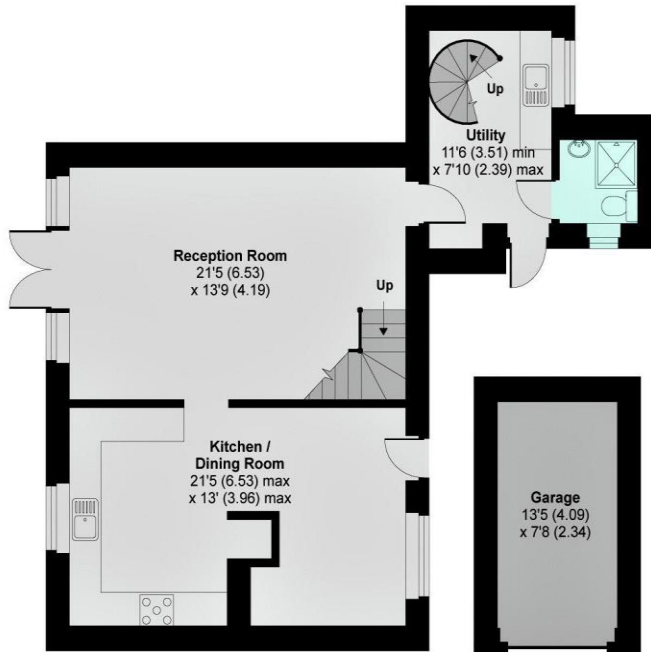
For identification only - Not to scale

Denotes restricted
head height

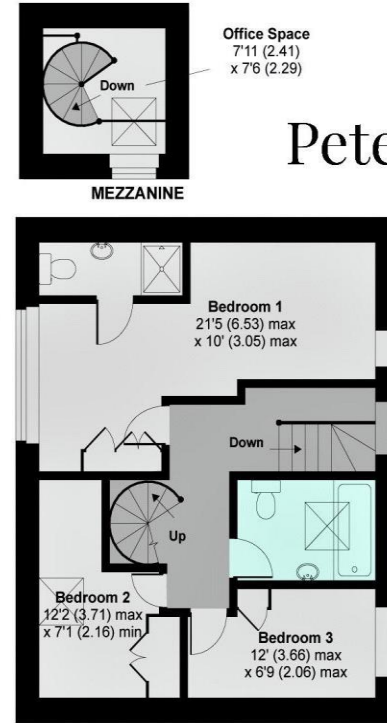
Office Space
7'11" (2.41)
x 7'6" (2.29)

MEZZANINE

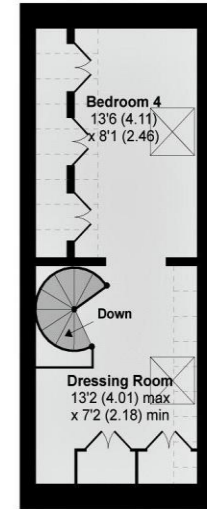
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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