

GUIDE PRICE

£2,600,000

Templewood Lane

Stoke Poges, SL2 4DA



PROPERTY SUMMARY

A rare opportunity to acquire a substantial plot within a very sought after private estate.

Nestled in the charming area of Stoke Poges, Templewood Lane is a private gated estate, presenting an exquisite opportunity to acquire a impressive detached house situated on a 6.3 acre plot. This remarkable property boasts an impressive five spacious bedrooms, providing ample room for family and guests alike.

Although the house is in need of refurbishment, this presents a unique chance for buyers to personalise and enhance the property to their own tastes and preferences. Imagine transforming this space into a stunning residence that reflects your individual style. The potential is vast with potential to further extend (stpp).

Stoke Poges is known for its picturesque surroundings with a blend of peaceful suburban living while being conveniently located close to Gerrard Cross Village offering a variety of local amenities, restaurants and parks nearby, this property not only offers a comfortable living space but also a vibrant lifestyle.

This is a rare opportunity to acquire a substantial home in a sought-after area, ready for you to make your mark. Don't miss the chance to turn this house into the home of your

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Approximate Gross Internal Area (Excluding Void) = 523.61 sq m / 5636 sq ft
 Double Garage = 55.85 sq m / 601 sq ft
 Total = 579.46 sq m / 6237 sq ft



LOCAL AUTHORITY
 Stoke Poges Parish Council

TENURE
 Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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