



1 The Old Bakery
Wexham Street | Wexham | Buckinghamshire | SL3 6NX

FINE & COUNTRY

Seller Insight

“ The semi rural village of Wexham is renowned for its natural open spaces and large areas of parkland and it was this rural environment, alongside this fabulous house, which brought the owners of the 1 The Old Bakery to live here.

Indeed, the village bakery stood on this land and, in times past, was where locals brought their joints of meat and poultry to be roasted in the ovens. Eventually the bakery was pulled down and the land purchased by a local reputable builder and on which two amazing, spacious, properties were built. The present owners of No 1 The Old Bakery have lived very happily for the past eighteen years. So much thought has been given to the design and build of this visually attractive house containing so many innovative features to create such a wonderful family home. Beautiful natural wooden floors, doors, skirtings, and its staircase, are much in evident whilst each room cleverly captures natural daylight. There is a comfortable sociable flow on the ground floor, enhanced by the year round conservatory which is part of the original build. A wonderful house to share with friends and family and, on summer days when the large doors from the main reception room and conservatory are open wide, there is another dimension added to the living space.

The neat garden offers areas to enjoy al fresco dining or friendly BBQs and the summerhouse, added by the owners, provides an extra joy to this special space.

Everything required for day to day living is convenient to access with excellent amenities on the doorstep from quality supermarkets to individual shops and boutiques, alongside many cafes, bars and restaurants. The house is in a catchment area for grammar schools with a wide range of state and independent schools within easy reach. Sport and leisure, health clubs, gyms and golf courses are nearby whilst having so many natural, open, spaces to explore is an added bonus. Road and rail amenities are excellent, and the Elizabeth Line is now available providing a service direct into Liverpool Street

Understandably, the owners will feel very sad to say goodbye to this wonderful house in such an outstanding location, but it is time for them to move. They wish the new owners as much happiness and contentment as they have experienced whilst living here.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

1 The Old Bakery

This beautifully presented detached family home, situated in the delightful Buckinghamshire village of Wexham, offers a perfect blend of comfort, style, and tranquility amidst picturesque countryside surroundings.

The property consists of four bedrooms, two bathrooms, fully equipped eat-in kitchen and a spacious reception room ensuring the heart of the home, is an inviting area for family gatherings or entertaining guests. Adjacent to this, a charming conservatory bathes the space in natural light, creating a warm and welcoming atmosphere. There is the added benefit of a garage which adds an extra layer of practicality, providing secure parking or additional storage space. Ample parking is available for multiple cars on the front paved driveway, all being set behind an electric gate ensuring privacy and peace of mind.

There is a beautiful rear garden with its very own summerhouse which has the potential to be transformed into a stylish external home office, providing a serene and inspiring environment for work.

Accommodation summary

Ground floor

As you step through the front door, a well-proportioned hallway seamlessly leads to the heart of the home which is the spacious reception room which benefits from wood flooring and lots of natural light. The reception room is cleverly divided into distinct areas, with the dining area on one side and the living area on the other. This thoughtful layout creates a harmonious flow, making the space perfect for both formal dinners and relaxed family gatherings. French doors from the living area opens onto the patio and creates a seamless transition and expands the overall entertaining space, ideal for al-fresco dining and outdoor socializing. Adjacent to the reception room is a beautiful conservatory, a tranquil space that overlooks the enchanting garden.

The fully equipped eat-in kitchen has plenty of worktop space and storage and also benefits from side access.

In addition, there is a downstairs WC, direct access to the garage and substantial understairs storage.

First floor

There are four double bedrooms on the first floor, all benefitting from built in wardrobes providing convenient and organized storage solutions and a spacious family bathroom with bath and walk in shower. The principal bedroom benefits from its very own ensuite with walk in shower.

The high vaulted ceilings create a sense of grandeur, adding an element of sophistication to the upstairs landing and a strategically positioned skylight floods the landing with an abundance of natural light.











Step outside

1 The Old Bakery

Outside

There is beautiful rear garden with lawn and mature trees providing a well-maintained and inviting outdoor area and a patio area for al-fresco dining, relaxation, and outdoor entertainment.

In addition, there is a Japanese style summerhouse which also has scope for an external home office.

To the front of the property, you have ample parking for multiple cars on a paved driveway set behind private electric gates, enhancing security and exclusivity.

Location:

Wexham is situated in a picturesque rural area, offering residents access to beautiful countryside and green spaces.

There is a fast-track train line at Gerrards Cross, giving swift access to London Marylebone in under 30 minutes. The Elizabeth Line is serviced from nearby Slough & Langley Stations. The M40, M25 and M4 are all a short drive away, with Heathrow close by.

Buckinghamshire is renowned for its excellent choice of state and independent schools, including Burnham Grammar for girls and boys, Beaconsfield High for Girls, and John Hampden for boys. Top private schools in the area include Wycombe Abbey, The Royal Masonic, Berkhamsted School, Harrow, Merchant Taylors and Eton.

The area is well-suited for families with various attractions nearby. Legoland Windsor Resort, Burnham Beeches (National Nature Reserve and Special Area of Conservation), Windsor Great Park, Black Park, and Cliveden House.







Services, Utilities & Property Information

Water: Thames Water

Gas: British Gas

Electricity: British Gas

Mobile Phone Coverage: EE, Three, O2, Vodaphone

4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability: Ultrafast. Networks Openreach, Virgin Media

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area: EE, Three

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000Mbps and highest available upload speed 100 Mbps.

Tenure – Freehold

Directions – Postcode: SL3 6NX / what3words: whites.trials.bolt

Local Authority: South Buckinghamshire

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors agents Fine & Country on Tel Number 01753 463633

Website

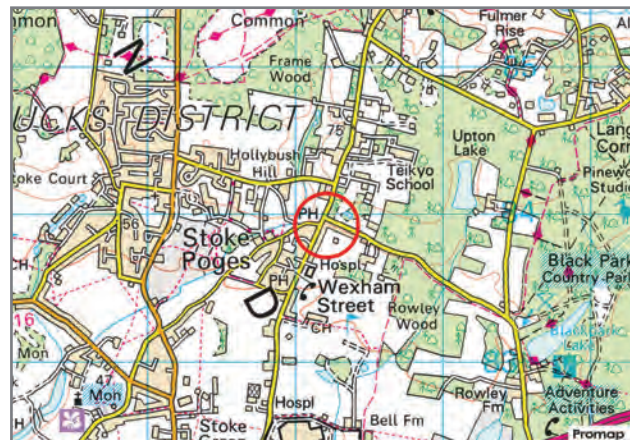
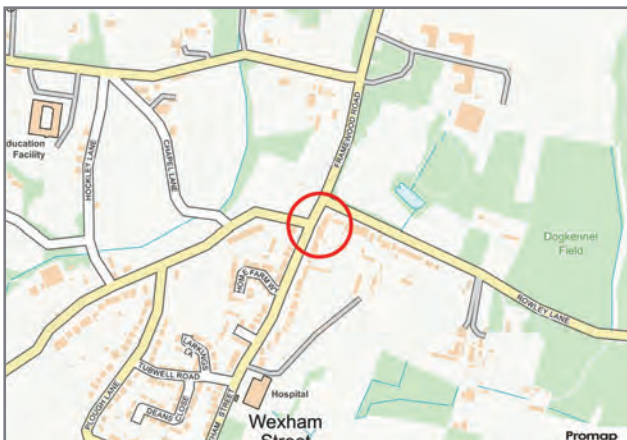
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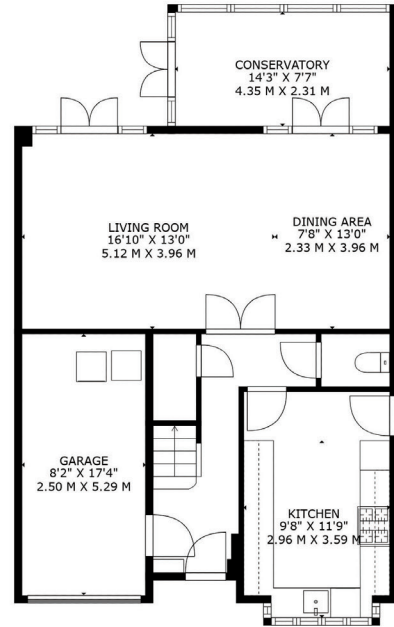
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

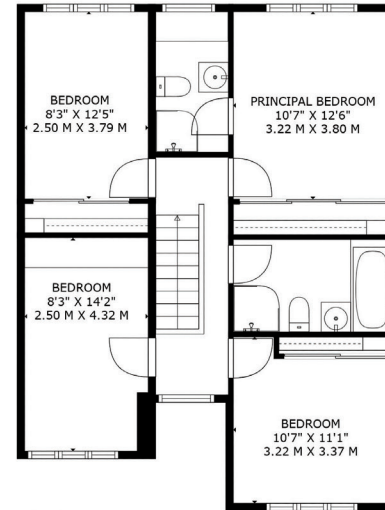
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

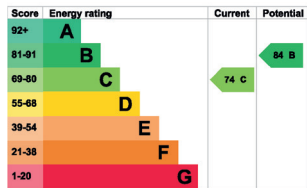




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA: 1628 sq ft, 151 m2
 ADDITIONAL AREAS TOTAL: 172 sq ft, 14 m2

OVERALL TOTALS: 1800 sq ft, 165 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agent note: Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer

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