



Arden
Village Lane | Hedgerley | Buckinghamshire | SL2 3UY

FINE & COUNTRY





STEP INSIDE

Arden

A charming semi-detached cottage located in the picturesque village of Hedgerley, voted Buckinghamshire's Best Kept Villages over numerous years.

This charming property features three bedrooms, two reception rooms and a family bathroom, offering ample space for family living.

The heart of the home is the reception room, brimming with charm thanks to exposed beams and a exposed brick inglenook fireplace, complete with a log burner for cosy evenings. The country-style kitchen is both practical and inviting, while the adjoining dining room opens seamlessly onto the garden through french doors, perfect for indoor-outdoor living.

In addition, there is a loft room adding plenty of storage or potential to extend.

The garden itself is a secluded haven, boasting a combination of patio areas that wrap around the property and a well-maintained lawn, ideal for outdoor relaxation and entertaining.

The property also benefits from a garage providing convenient off-street parking and a studio room, perfect for use as a home gym, yoga studio, or external home office.



Ground Floor

Upon entering this property, you are welcomed by the main reception room which exudes charm, with its exposed beams and a cosy inglenook fireplace complete with a log burner, offering the perfect place to relax and unwind with family and friends. The country style kitchen is fully equipped including an AGA oven and has plenty of workspace. The adjoining dining room is flooded with natural light and has French doors that lead directly onto the wraparound patio, seamlessly connecting the indoor and outdoor spaces for entertaining.

A downstairs WC completes the ground floor.

First Floor

The first floor offers three bedrooms, including two doubles and one single, as well as a family bathroom complete with a bathtub.

Second Floor

A hatch and ladder provide access to a versatile loft room, perfect for additional storage or as potential for future extension.

SELLER INSIGHT

“ From the moment I stepped into this house, I knew it was meant to be my home. The peaceful charm of the village, with its tranquillity and close-knit community, immediately won me over. Across the road, bluebell woods beckoned for serene walks, and the open countryside offered endless opportunities for adventures with my child and our dog. A traditional country pub and a local shop added to the idyllic setting. But what truly sealed the deal was the fireplace, it radiated such warmth and character that I couldn't imagine living anywhere else.

This house has been more than just a place to live; it's been a haven of comfort and joy. The kitchen, with its spacious layout, has been at the heart of so many gatherings. I love cooking while chatting with friends and family, the patio doors wide open to let in the fresh air and extend the living space into the garden. On colder evenings, the warmth of the fireplace in the living room creates the cosiest atmosphere, especially with the glow reflecting off the wooden beams, which add so much character to the space.

The garden has been an absolute delight. It's private and unoverlooked, offering both a large patio for socialising and a grassed area where children and pets can roam freely. It's a space where many wonderful memories have been made BBQs in the summer, birthday parties for my child, and even hosting Christmas and New Year's celebrations with loved ones gathered around.

The natural light in this house is incredible. On sunny days, the whole space is bathed in warmth and brightness, so much so that I often draw the curtains just to temper the sunshine. Despite the abundance of light, the house retains a cosy, cottage-like feel, and the layout makes it incredibly practical, with plenty of storage and even the potential for future extensions.

Living here has been a dream for daily life and beyond. Working from home has been seamless, with the choice of a home office inside or a dedicated space in the garage. Raising my child here felt secure and fulfilling, with excellent schools nearby and a safe, supportive community. The neighbours are wonderful, always ready to lend a hand, whether it's clearing snow, sharing gardening tips, or simply stopping for a friendly chat on a walk. Over the years, I've made many lifelong friends here.

The location has been ideal, offering the tranquillity of countryside living while being just 30 minutes from London. Nearby amenities, including gyms, shops, and state and private schools, make life convenient, and parking has never been an issue. I've also built a network of reliable service providers, from oil and wood delivery to fireplace maintenance, that I'd be happy to pass on to the next owners.”

After 17 beautiful years here, it's hard to sum up all the memories and experiences this home has given me. It's a place where love, laughter, and warmth have filled every corner. My hope is that the next owners will embrace and enjoy it as much as I have, finding the same joy in its peaceful surroundings, welcoming community, and all the wonderful opportunities it has to offer.*

* 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 OUTSIDE

Arden

Outside

The garden is a secluded haven, boasting a combination of patio areas that wrap around the property and a well-maintained lawn, ideal for outdoor relaxation and entertaining.

The property also benefits from a garage providing convenient off-street parking and a studio room, perfect for use as a home gym, yoga studio, or external home office

Location

Nestled in the idyllic village of Hedgerley, this enchanting semi-detached cottage effortlessly blends timeless character with modern comforts, while benefiting from an enviable location in a community that has won numerous "Best Kept Village" awards.

Hedgerley offers a wealth of charm, with its historic church and the award-winning White Horse real ale public house just a short walk away. The location is exceptionally well-connected, with easy access to the M40 and M4 motorways and Gerrards Cross Station, providing links to the West End in under 30 minutes and direct access to the London Underground network.

The area is renowned for its exceptional education system, featuring a choice of highly-regarded state and independent schools. Residents also benefit from an array of leisure facilities, including prestigious golf courses such as The Buckinghamshire, Stoke Park, Gerrards Cross, and Denham, as well as tennis clubs in Gerrards Cross and Beaconsfield.

Services, Utilities & Property Information

Construction Type: Standard construction: Brick

Water: Affinity Water

Sewerage: Septic Tank with annual maintenance costs please contact agent for further information.

Electricity: Ovo Energy

Mobile Phone Coverage – EE, Three, O2, Vodafone. 5G is predicted to be available around your location from the following providers: O2, Vodafone. We advise that you check with your provider.

Broadband Availability – Superfast 60 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE. We advise that you check with your provider.

Garage Parking space: 1

Local Authority: South Buckinghamshire

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number +44 (0) 1753 463633

Website

For more information visit F&C Microsite Address <https://www.fineandcountry.co.uk/windsor-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

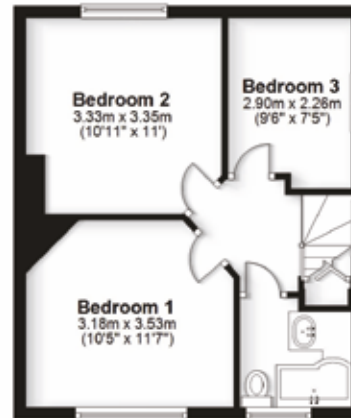




Ground Floor
Approx. 79.7 sq. metres (857.7 sq. feet)

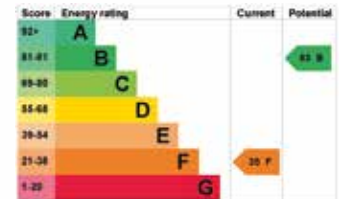


First Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)

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Council Tax Band: F

Tenure: Freehold



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