



Flat 18, Framewood Manor
Framewood Road | Stoke Poges | Buckinghamshire | SL2 4QR

STEP INSIDE

Set within the grounds of the impressive Framewood Manor, this exclusive apartment forms part of a handsome Edwardian mansion house dating back to 1905. The manor has since been sympathetically arranged into just 19 luxury apartments, surrounded by approximately seven acres of beautifully maintained communal grounds and offering an exceptional range of facilities designed to complement a luxurious lifestyle.

Bursting with character and charm, this impressive residence offers three generous double bedrooms and three bathrooms, two of which are en suites. At the heart of the home is a delightful country-style open-plan kitchen, fitted with Miele appliances and flowing seamlessly into the adjoining dining area. The spacious principal reception room enjoys a wonderful double-aspect position, flooding the space with natural light, while exposed beams throughout add warmth, character and a sense of timeless charm.

The apartment further benefits from its own private terrace, providing elevated views across the beautiful communal grounds.

Residents of Framewood Manor enjoy access to approximately seven acres of communal gardens, alongside an outstanding selection of leisure facilities. These include an indoor swimming pool, sauna, steam room and residents' gym, as well as a heated outdoor swimming pool with an accompanying kitchenette and BBQ area. There are also two tennis courts, one of which is floodlit, providing the opportunity for evening games and further enhancing the exceptional lifestyle on offer.

Ground Floor

Upon entering the property which is located on the first floor, you are welcomed by a bright and spacious entrance hall, beautifully finished with elegant tiled flooring. The principal reception room is flooded with natural light thanks to its dual-aspect position and enjoys a semi-open-plan layout flowing through to the impressive country-style kitchen and adjoining dining room.

The kitchen is fitted with a range of high-end appliances, including Miele, and features a central island with breakfast seating, creating an ideal space for both everyday living and entertaining. The impressive private roof terrace can be accessed from the main reception room, entrance hall or principal bedroom and enjoys elevated views across the surrounding grounds. It provides the perfect setting for a morning coffee, al fresco dining or relaxing into the evening with your favourite tipple.

All three bedrooms are positioned within the east wing of the apartment, providing a sense of separation from the main living accommodation. Two of the bedrooms benefit from their own en-suite bathrooms, both featuring generous walk-in showers, while the third bedroom is served by the beautifully appointed family bathroom, complete with a bathtub.









STEP OUTSIDE

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Location

Situated on the edge of Stoke Poges and the picturesque village of Fulmer, often regarded as one of South Buckinghamshire's most attractive villages, the location offers a wonderful blend of countryside living and excellent connectivity. Fulmer itself benefits from a strong sense of community, with its own cricket team and the highly regarded village pub, The Black Horse.

The nearby towns of Gerrards Cross, Beaconsfield and Maidenhead provide an excellent range of shopping, restaurants and leisure facilities, together with convenient commuter services into London. Maidenhead also offers Elizabeth Line services, providing direct connections to London's West End, the City and Canary Wharf.

For those travelling by road, the M40 and M4 are both within easy reach, providing convenient access to the M25, Heathrow Airport and the wider motorway network.

The surrounding area is particularly well suited to those who enjoy the outdoors, with an abundance of beautiful walks and bridleways nearby. Black Park, Denham Country Park, Burnham Beeches, Langley Park and Windsor Great Park are all within easy reach.

A wealth of sporting and leisure opportunities can also be found locally, including golf at Stoke Park, Gerrards Cross and Beaconsfield, polo and horse racing at Windsor and Ascot, together with rowing facilities at Dorney Lake, Marlow and Henley.

Buckinghamshire is also renowned for its excellent educational provision, including its selective grammar school system and a strong choice of both highly regarded state and independent schools. There is also a well-regarded infant school within the village of Fulmer itself.

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Services, Utilities & Property Information

Tenure: Leasehold Expires September 2987

Service Charge: £11,475 per annum

Local Authority: South Buckinghamshire

Tenure: Leasehold | Grade II Listed | EPC C | Council Tax Band: G

Construction Type: Brick

Utilities: Water: Thames Water, Electricity: Octopus, Gas: Octopus
Mobile Phone Coverage: 5G is predicted to be available around your location, we advise that you check with your provider.

Broadband Availability: FTTC Superfast broadband available in your area, we advise that you check with your provider.

Garage & Parking Spaces: 1 x garage parking spot, 1 x reserved parking spot, plus guest parking (subject to demand)

Off Road Parking Spaces: 2

Important Information: Prospective purchasers should satisfy themselves as to any restrictive covenants, rights, obligations, consents, approvals or other matters affecting the property and are advised to make their own enquiries with their legal representative.

Directions

SatNav Postcode: SL2 4QR

what3words: ///drums.speeds.pill

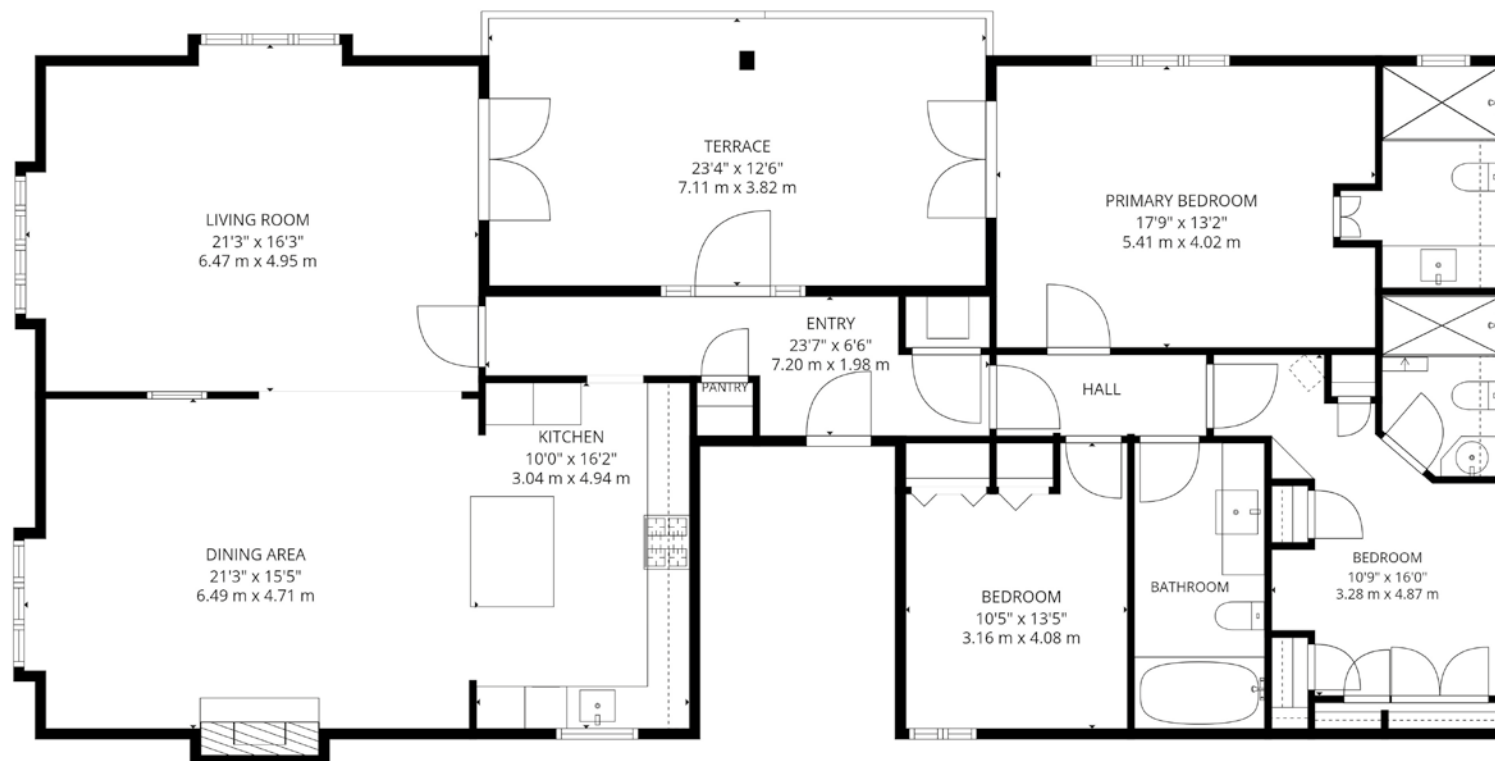
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor and Englefield Green, Louis Byrne on Tel Number +44 (0)1753 463 633

Website

For more information visit Fine & Country Windsor and Englefield Green windsor@fineandcountry.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	90 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Property
Redress**

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

TOTAL: 1740 sq. ft, 162 m2
: 1740 sq. ft, 162 m2
EXCLUDED AREAS: TERRACE: 292 sq. ft, 27 m2, FIREPLACE: 8 sq. ft, 1 m2, WALLS: 122 sq. ft, 11 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. 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 due 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. Printed xxxx.3036

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