

















Hockley Lane, Stoke Poges, Slough, SL2 4QG

- Beautifully renovated two bedroom period character cottage
- Approved plans for additional loft bedroom
- Large private driveway providing ample off street parking
- Peaceful setting surrounded by picturesque open countryside
- Separate parcel of land offering future potential
- Attractive courtyard garden ideal for outdoor entertaining

Guide Price £475,000

Description

3 Church View Cottages is a particularly attractive character home, occupying a peaceful and tucked away position on the fringes of Stoke Poges, surrounded by open fields and countryside. Extensively and tastefully renovated by the current owners, the cottage has been transformed into a beautifully presented home which retains its warmth and individuality while providing stylish and comfortable accommodation.

The house immediately has a welcoming feel, with the accommodation arranged over two floors and finished with a considered approach throughout.

The ground floor begins with a charming sitting room, an inviting space with an exposed brick fireplace and stove providing a natural focal point. From here, the accommodation flows through to the kitchen and dining room, which forms an attractive and sociable heart to the home, with ample space for dining.

To the rear is a useful utility area, providing additional practical space and access to the outside, together with a well appointed ground floor bathroom.

The first floor provides two well proportioned double bedrooms, both presented in keeping with the character and style of the remainder of the cottage.

Importantly, the property also benefits from approved planning permission to extend into the loft, creating a substantial additional bedroom with a dormer and WC. This provides an excellent opportunity for the next owner to increase the accommodation further and create an impressive principal bedroom at second floor level, subject to implementing the permission in accordance with the approved plans and conditions. Further details and approved plans are available upon request.

Outside

To the rear of the cottage is a private courtyard garden, creating a secluded space for outdoor dining and entertaining and providing a natural extension of the ground floor accommodation.

To the left of the cottage is a separate parcel of land which forms part of the property and is currently used as private garden. The land offers useful additional outside space and may present potential for future development, subject to the necessary planning permissions and consents.

The property also benefits from a large private driveway providing off street parking for multiple vehicles.

Beyond the property's own boundaries, the cottage is surrounded by open fields and countryside which do not form part of the property, but provide an exceptionally attractive rural backdrop and contribute greatly to the sense of seclusion and privacy.

Location

Church View Cottages occupies an enviable quiet, semi rural position on the fringes of Stoke Poges, with surrounding fields and open countryside giving the property a genuine feeling of being away from it all, while remaining conveniently placed for the amenities and transport connections of South Buckinghamshire.

The area is particularly well regarded for its abundance of open space. Burnham Beeches, one of the region's most celebrated areas of ancient woodland, is within easy reach and offers extensive walking routes through its protected woodland and common. Stoke Common provides further attractive heathland and countryside, while Black Park Country Park offers extensive woodland, a lake and numerous opportunities for walking and recreation.

Stoke Poges itself is a highly regarded Buckinghamshire village, while nearby Farnham Common, Gerrards Cross and Beaconsfield provide an excellent selection of shops, cafés, restaurants and everyday amenities. Windsor is also readily accessible, offering a comprehensive range of shopping and leisure facilities together with Windsor Great Park and the town's many historic attractions.

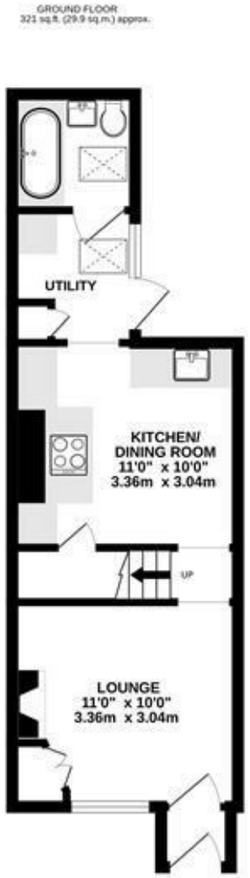
For commuters, Slough station provides mainline and Elizabeth line services into central London and beyond, while Gerrards Cross offers Chiltern Railways services into London Marylebone. The M4, M40 and M25 are all conveniently accessible, providing connections to London, Heathrow Airport and the wider motorway network.

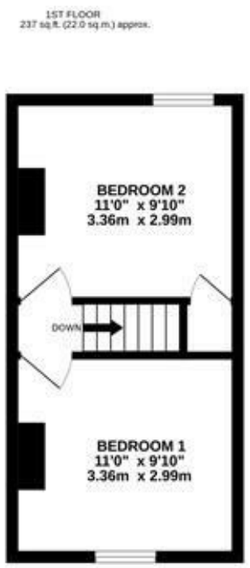
Additional information

Tenure: Freehold
Local Authority:
Council Tax: E
EPC Rating:

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts





TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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