



Woodland Cottage Wapseys Lane, Hedgerley - SL2 3XG
£1,150,000



Woodland Cottage Wapseys Lane

Hedgerley

- No Through Road Location
- Just Under 1/3 of Acre
- Heating Swimming Pool
- Glorious Garden
- Large Driveway
- Further Potential (stpp)

Hedgerley Green is a semi rural hamlet in close proximity to Hedgerley, a village that enjoys a thriving community with a post office, village hall and a well-regarded village pub, The White Horse. Nearby Farnham Common, Gerrards Cross & Beaconsfield have further amenities including supermarkets for day to day shopping, boutiques, cafes and restaurants. The latter two towns have Chiltern Line rail services in London Marylebone.



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Hedgerley

This extended three-bedroom chalet bungalow is set on a generous 1/3-acre plot in the peaceful; hamlet of Hedgerley Green - one of just 17 character homes surrounded by over 100 acres of woodland and protected greenbelt.

With direct access to scenic footpaths and bridleways, the location is perfect for countryside walks, especially during spring bluebell season.

The home shares a discreet private sewer system with one neighbour, keeping upkeep simple and cost-effective.

Inside, it offers spacious, flexible living with a 19ft lounge, fitted kitchen, study, cloakroom, family bathroom, and three bedrooms, including a master with en-suite.

The larger rear garden features a heated swimming pool, lawn, and approved planning for a conservatory, with part of the garden backing onto peaceful conservation land.

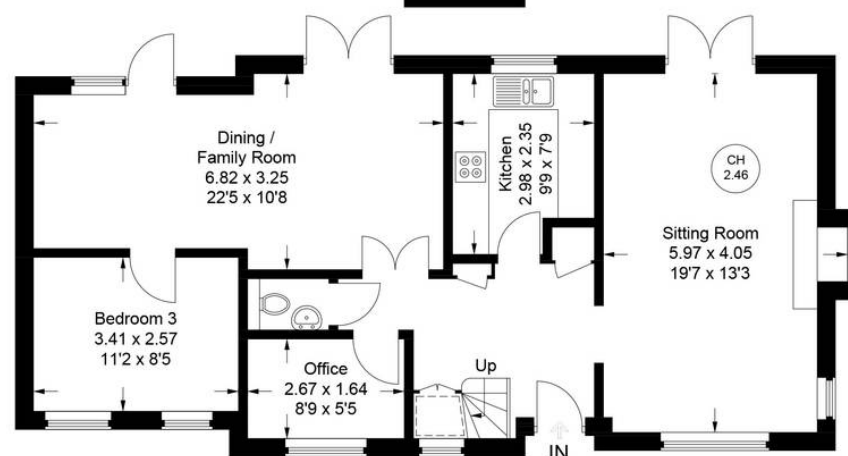
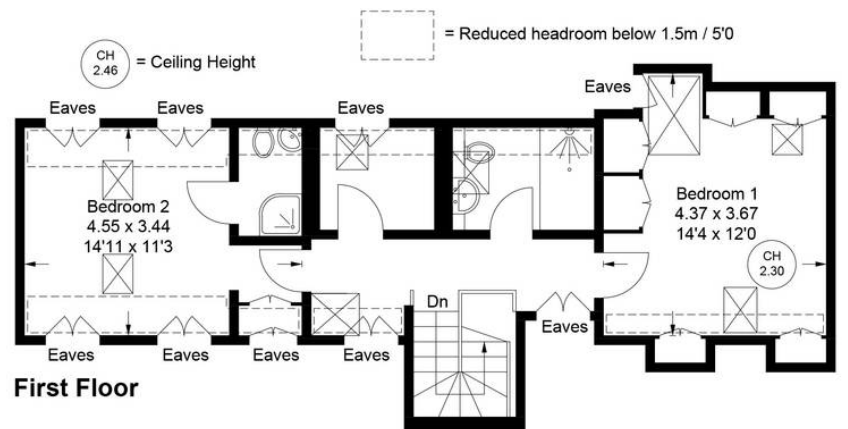
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

Woodland Cottage, Wapseys Lane, SL2 3XG

Approximate Gross Internal Area
Ground Floor = 76.1 sq m / 819 sq ft
First Floor = 50.6 sq m / 545 sq ft
Total = 126.7 sq m / 1364 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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