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ESTATE AGENTS



24 Clevehurst Close, Stoke Poges, Buckinghamshire, SL2 4EP



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Guide price £1,195,000

A rare opportunity to purchase a large family home situated on a tree lined, private road in Stoke Poges. Offered to the market for the first time in 60 years, this detached home sits on a large mature plot of 0.33 acres.

Description

24 Clevehurst Close can be found at the end of a private road approached by a shingle driveway. Upon entering the property through the front door, you are welcomed into the porch with space for coats and shoes. Through the internal door in front, you enter into the hallway with a sitting room to your right. To your left, you have the large dual aspect living room which benefits from a brick built open fireplace. The kitchen can be accessed from either the central hallway or living room. The kitchen has a lovely view over the rear garden and benefits from direct access into one of two utility rooms. There is also a formal dining room, two cloakrooms and a conservatory.

On the first floor, there are four double bedrooms and two-family bathrooms. The property was previously extended to accommodate multi-generational living with plumbing and living accommodation situated at both ends of the house.

The grounds are a lovely feature of this home with one of the larger plots on the road. The mature gardens feature mature trees, hedging and flower beds with plenty of space for children to play and adults to entertain. It is thought the property also has potential for further extensions, subject to obtaining the necessary planning consents.



Situation

Clevehurst Close is an aspiring location to live amongst local residents. Within easy reach of the property, there is a number of well-regarded state and independent schools. These include Stoke Poges Primary School, Gayhurst, Thorpe House for Boys, St. Marys for Girls amongst many more. The Gerrards Cross Mainline Train Station is only 3 miles away where via the Chiltern Railway Service, you can be at London Marylebone in 17 minutes or Oxford in 57 minutes.



Floor Plans

Approximate Gross Internal Area
 Ground Floor = 114.2 sq m / 1,229 sq ft
 First Floor = 87 sq m / 936 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 215.5 sq m / 2,319 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



18 Crendon Street, High Wycombe, HP13 6LS

01494 840 600 sales@fordandpartners.com www.fordandpartners.com