

Mulberry Cottage, Duffield Lane, Stoke Poges



A wonderful and versatile family home in a **quiet location**

Mulberry Cottage is a superb family home, beautifully styled throughout, and situated in a quiet residential area close to the centre of the village of Stoke Poges. The village benefits from several public houses, a village hall and village shop. Access to the motorway network is easy with the M25, M40 and M4 being situated close by and Heathrow Airport a short distance away. The nearby towns of Gerrards Cross and Beaconsfield offer comprehensive shopping, mainline train services and excellent schooling in both the state and private sectors.

Gerrards Cross 3 miles (London Marylebone from 21 minutes)
Beaconsfield (M40 J2) 5.5 miles | Windsor 5 miles | M4 J6 7 miles
(Distances and times approximate)



Guide price: £1,600,000 Freehold

Local authority: Buckinghamshire Council

Council tax band: G

Summary of Accommodation

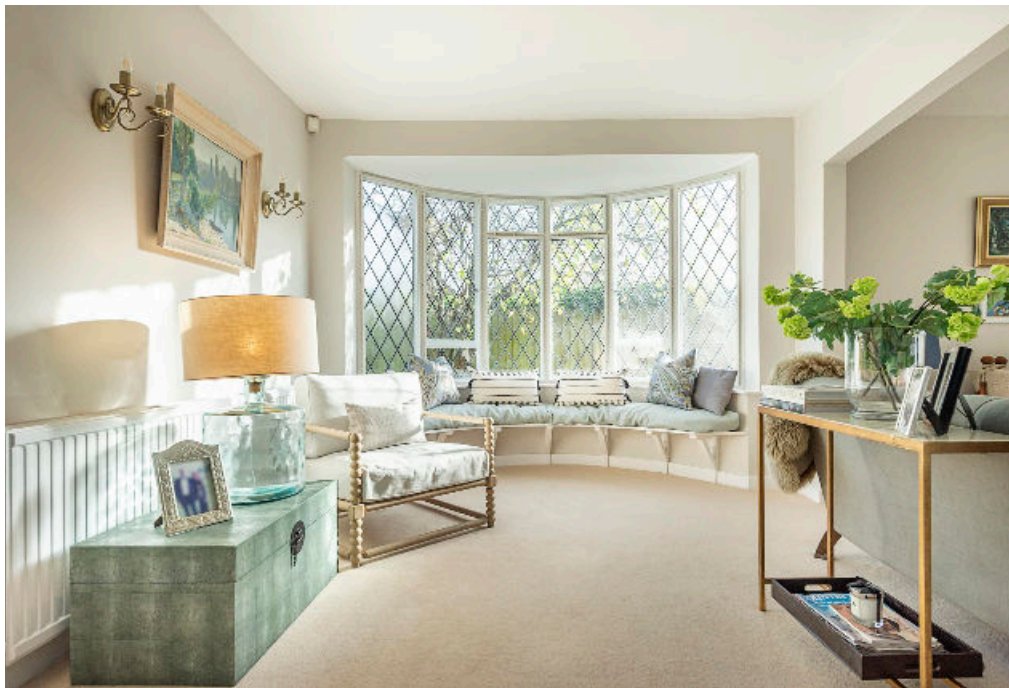
Entrance hall | Study / Bedroom 5 | Kitchen / dining room | Playroom
Family room | Sitting room | Utility room | Cloakroom | Ground floor bedroom and bathroom

Principal bedroom and bathroom | 2 further bedrooms | Family bathroom

Outbuildings: Garage and garden room / Office | Summer house and store
Cinema room

Gardens and grounds in all approaching 0.4 acres





Accommodation

Mulberry Cottage is a spacious and very versatile period family home. The front door leads into a spacious entrance hall with doors to the study/bedroom 5 and also the delightful kitchen/dining room, a light and spacious room with bifold doors giving access to the garden. From the kitchen a door leads to the playroom which in turns gives access to the large sitting room and then family room with access to the garden.

The principal bedroom and bathroom, plus 2 further bedrooms and family bathroom are on the first floor approached via 2 staircases. There is a further double bedroom and bathroom on the ground floor offering potential as a granny or au pair suite.

Services

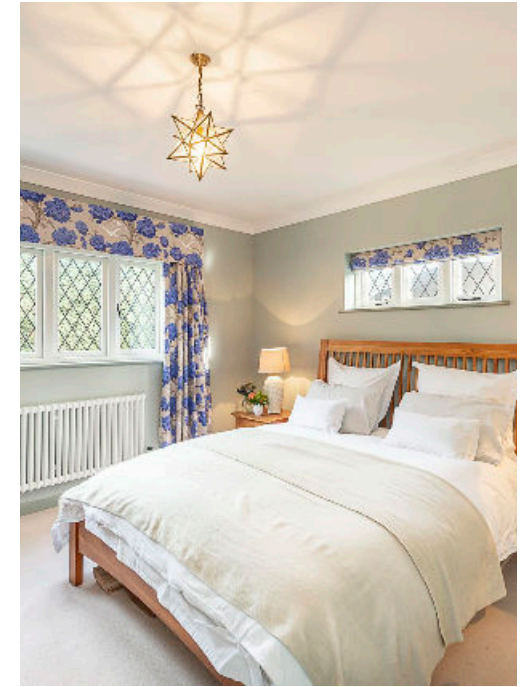
Mains water, electricity, gas and drainage.

Directions

From London, on the M40, exit at Junction 2. Take the first turning at the roundabout onto the A355, heading towards Farnham Royal and Windsor. On entering the village of Farnham Common, after the petrol station on the left hand-side, turn left into Templewood Lane. Follow Templewood Lane through the woods, bear round to the right, and look for a turning on your right into Duffield Lane. Follow Duffield Lane almost to the end and Mulberry Cottage will be found on the right hand side.







Stylish and inviting family home which is beautifully presented throughout



Gardens and grounds

Approached from the road across a gravelled driveway leading to the front of the garage with parking to the side. The gardens are a delight, approaching 0.4 acres, with lawned areas interspersed with specimen trees and floral beds and borders.

There is a paved terrace immediately adjacent to the house and from here a path leads to the hidden cinema room. There is an enclosed, gated courtyard leading to the front door. In addition to the cinema room, there is an attractive summer house and detached garage with adjoining garden room/office.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Duffield Lane

Approximate Gross Internal Area = 269 sq m / 2895 sq ft
 Outbuildings = 72.7 sq m / 782 sq ft
 Total = 341.7 sq m / 3677 sq ft



Knight Frank
 Beaconsfield
 20-24 Gregories Road
 Beaconsfield
 HP9 1HQ
knightfrank.co.uk

I would be delighted to tell you more
William Furniss
 Partner, Beaconsfield
william.furniss@knightfrank.com

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. (ID918325)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated November 2022. Photographs and videos dated November 2022.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.