

# Hamptons

INTERNATIONAL



## Wapseys Lane, Hedgerley, SL2

5  3  3 

GUIDE PRICE

**£1,950,000**

**(£1,950,000)**

## Property details



### Key features

- Generous parking
- Equestrian opportunity
- Range of outbuildings
- Circa 3-4 acres (in all)
- Excellent M40 access at J2 (Beaconsfield)
- A semi rural hamlet
- Local walks / bridleway to village street
- Excellent access to London by road
- Detached and extended
- Five bedrooms (Two ensembles)

### Attributes

 Equestrian facilities

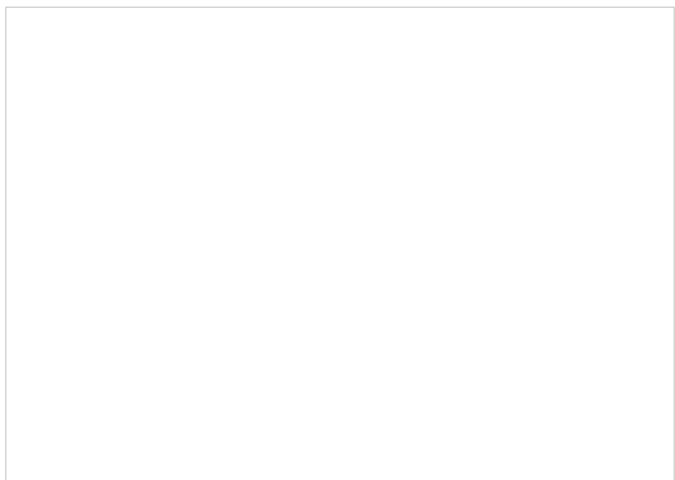
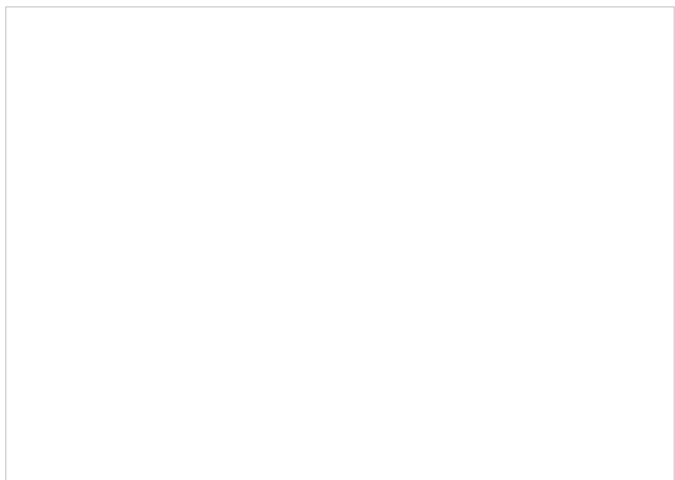
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## Description

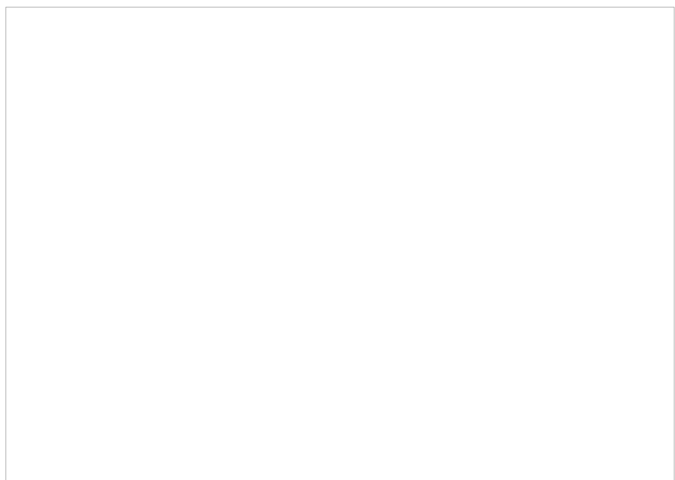
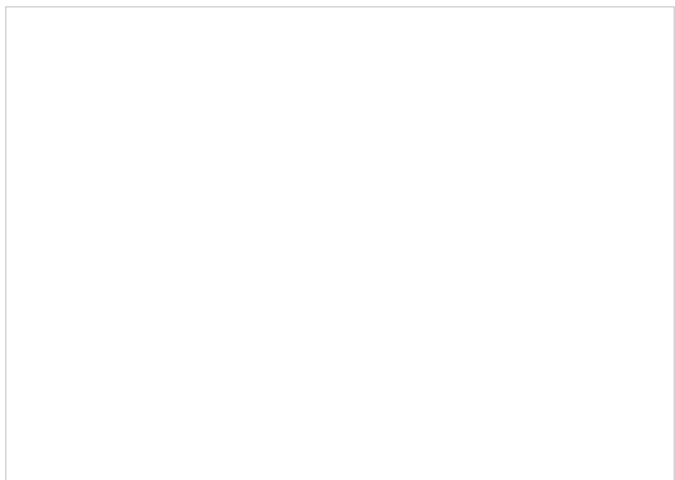
A characterful five bedroom country house in an idyllic, rural location equidistant from Gerrards Cross and Beaconsfield, with generous parking and a range of outbuildings. Set in circa 3-4 acres (in all). A characterful country house in an idyllic rural location equidistant from Gerrards Cross and Beaconsfield, set in circa 3-4 acres. Manor Farm Cottage is a character filled, five bedroom (two are ensuite) detached period country house, situated in the glorious semi rural hamlet of Hedgerley Green, approximately 3 miles from Gerrards Cross and Beaconsfield. Hedgerley Green is located in a rural conservation area in the greenbelt. The property has been extended and improved by the current owners whilst retaining many of the original features, including inglenook style fireplace in the main sitting room and galleried landing above the main door / reception hall. The impressive 32' Kitchen Breakfast room enjoys a southerly aspect, with views over the front gardens and land beyond. Situation 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. South Buckinghamshire is renowned for its excellent range of schooling both state and independent - further information can be sourced via [www.buckscc.gov.uk](http://www.buckscc.gov.uk), [www.southbucks.gov.uk](http://www.southbucks.gov.uk), [www.ofsted.gov.uk](http://www.ofsted.gov.uk) or [www.schools-search.co.uk](http://www.schools-search.co.uk) (using the Postcode SL2 3XG). Property Ref Number: HAM-54885



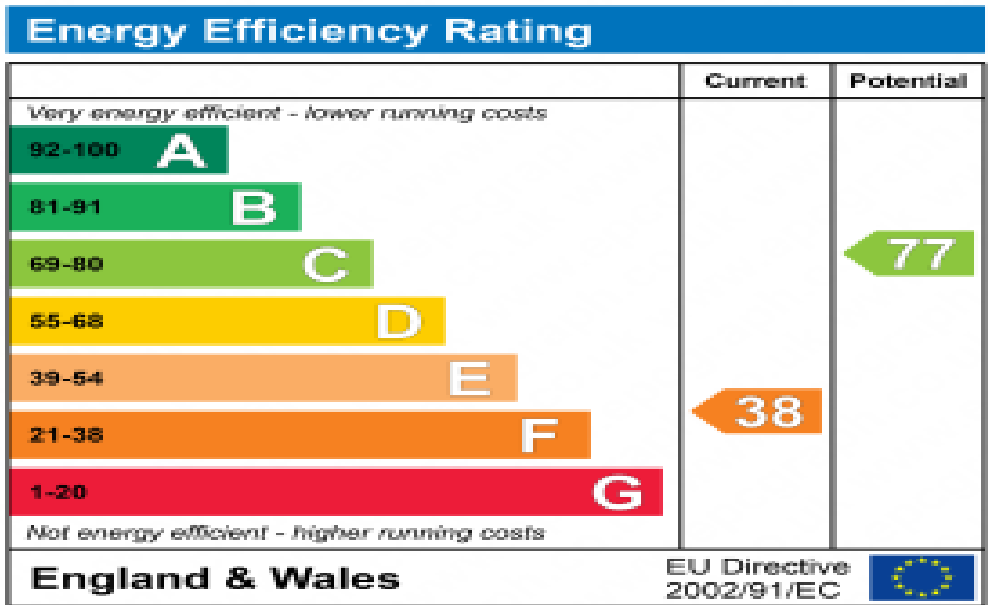
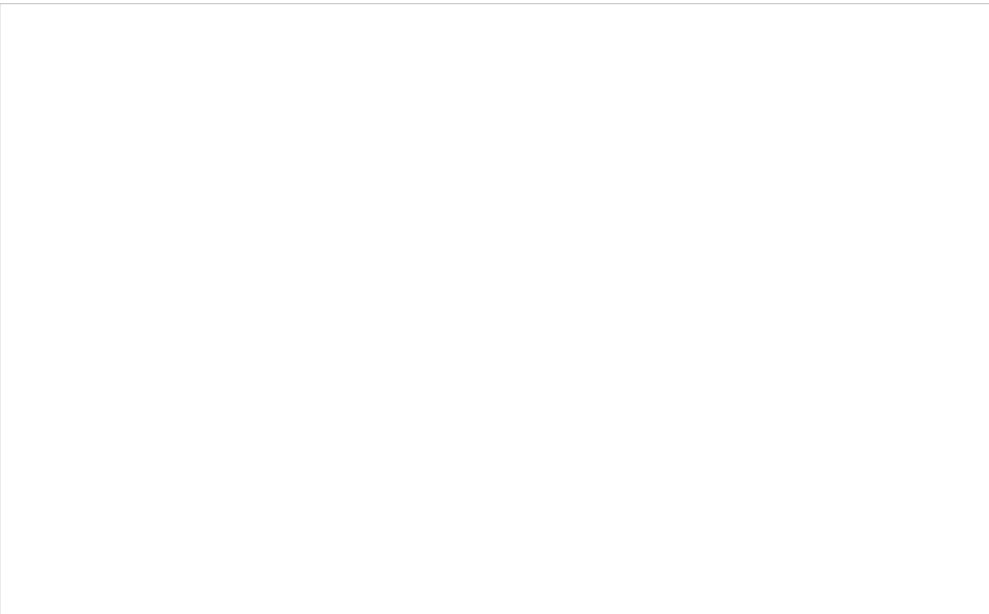






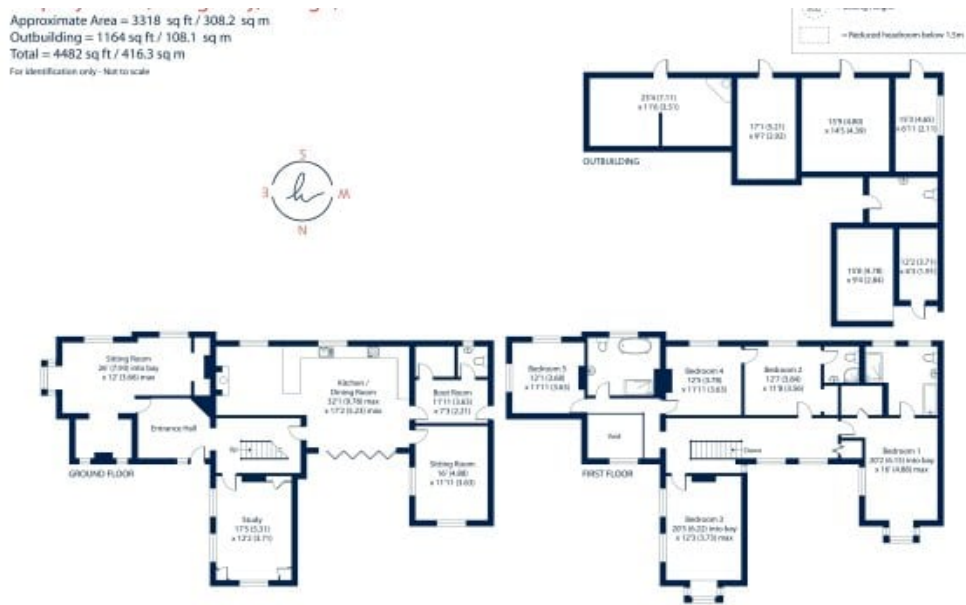






# Floor plan

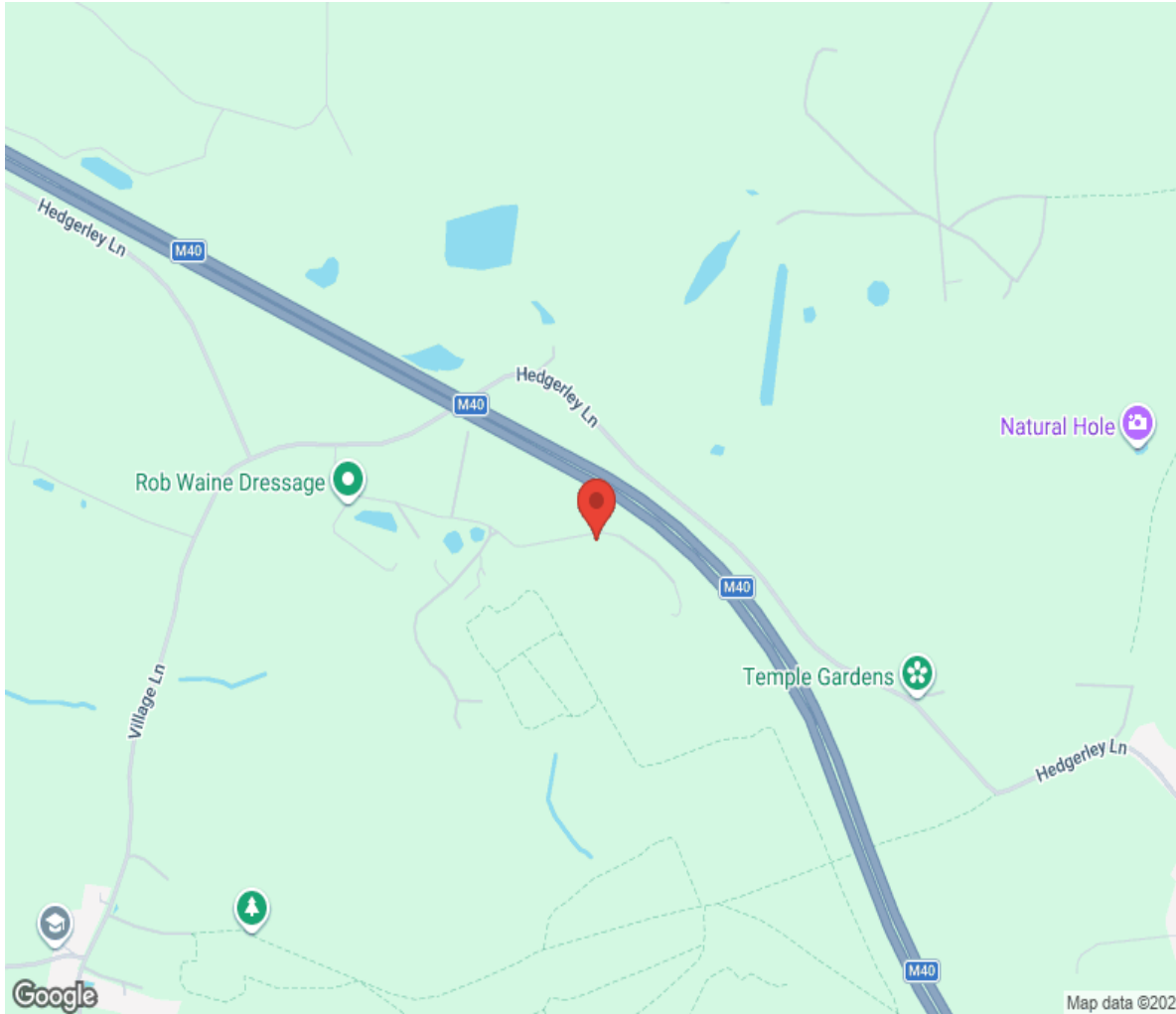
Approximate Area = 3318 sq ft / 308.2 sq m  
Outbuilding = 1164 sq ft / 108.1 sq m  
Total = 4482 sq ft / 416.3 sq m  
For identification only - Not to scale



Certified Floor plan produced in accordance with RICS Property Measurement Standards incorporated

# Location

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**Hamptons**

INTERNATIONAL

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