



Fir Tree Avenue, Stoke Poges

£2,750,000

6 BEDROOM MANOR HOUSE WITH 2,287 ACRE GARDEN



*****LARGE DETACHED MANOR HOUSE*****

Dating from 1911 as advised by the owners, be the Lord of the Manor in this majestic, elegant and generously proportioned property which has been the subject of extensive refurbishment.

This property is approached through an electrically operated double wrought iron gate and opens onto the sweeping driveway and welcomes on to a large gravelled courtyard providing parking for approx 15-20 cars and a entrance portico.

Upon entering this graceful Manor you are greeted with a grand foyer, extending to approximately 7200sq ft comprising of 5 receptions, 2 cloakrooms, large kitchen housing an island and 2 sinks on the ground floor. Leading off the heart of this home is a pantry and a separate laundry room further providing access into the large double integral garage approx 26ft.

The green well kept garden (approx 2.287 acres) surrounds the rear and side of property which can be accessed via the double doors of the reception and hall flowing onto a gorgeous large patio.

The first floor of this impressive Manor can be accessed via the grand staircase from the large foyer as well as a second staircase at the rear of the Manor, following through to 6 en-suite double bedrooms.

The many features of this property include original architraves throughout, a partly domed ceiling with trompe-l'oeil painting, original decorative cast iron radiators, built in wardrobes in several bedrooms, original wooden flooring in parts of the property and much more, including a HIDDEN SECRET ROOM!

To the rear of the Manor the wide stone terrace leads to an extensive lawn inset with specimen trees and bordered by banks of rhododendrons and all well screened by mature hedging. The grounds provide a delightful setting for this property.

LOCATION

Stoke Grange is located within green belt in a sought after residential area about 1.5miles from the village shops and close to Stoke Park Golf Club. Gerrards Cross, Beaconsfield, Uxbridge and Slough are all within easy reach and offer good shopping facilities and fast commuter train se



- ◆ Detached Manor House
- ◆ Sweeping Drive
- ◆ 6 En-Suite Bedrooms
- ◆ Cloakrooms
- ◆ Extensive Well-Kept Garden approx 2,28
- ◆ Council Tax Band H
- ◆ Grand Entrance
- ◆ Secure Iron Gated Entrance
- ◆ 5 Receptions
- ◆ HIDDEN ROOM!!!
- ◆ 26ft Long Double Garage and Courtyard
- ◆ EPC: E

services into London.

The M4 is about 3 miles away, providing easy access to Heathrow Airport and the remainder of the motorway network.

Comprehensive nearby leisure facilities include a selection of highly regarded golf courses, with polo and horse racing in Ascot and Windsor, and rowing in Henley-on-Thames and Marlow.

The area is also reputed for its schools through the availability of a choice of highly regarded and established private schools.

TENURE - Freehold with vacant possession

LOCAL AUTHORITY - South Bucks District Council

Council Tax Band : H
EPC: E

















Debenhams



Energy Performance Certificate

Certificate Number : 0180-2549-7118-2722-2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73
55-68	D		
39-54	E	50	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0180-2549-7118-2722-2031>



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