



Oakwood
The Paddocks, Hollybush Lane, Denham

A handsome and extremely well presented barn conversion nestled within a semi-rural location.

Conveniently located between Gerrards Cross and Denham with easy access to the M40 & M25 Motorways.



2 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



PRIVATE PADDOCK



LEASEHOLD



SEMI-RURAL



2,451 SQ FT



**GUIDE PRICE
£1,250,000**



The property

A handsome and extremely well presented barn conversion set within a development of barns.

Upon entering the property, the entrance hall leads to the cloakroom, principal reception room and kitchen. The extensive reception room/dining room leads into the well equipped fitted kitchen with a centre island.

From the reception, access is provided to the study/play room with bi-fold doors to the garden area. Bedroom four is located to the ground floor with an en suite bathroom.

On the first floor there are three double bedrooms, two with en suite bathrooms.

The landing features a suspended walkway being a real architectural feature and there are two study areas.



Outside

The lengthy driveway leads to the property with designated parking, detached garage and an outbuilding used as store and gym which is set within the large private paddock within the ownership of Oakwood.

Location

Oakwood is situated in a semi-rural position within a short drive of Gerrards Cross and Denham railway stations, providing fast trains to London Marylebone, while the nearby M40 and M25 motorways provide easy access to London Heathrow Airport and the national motorway network.

Gerrards Cross town provides a wide range of independent shops, including boutiques, coffee houses, Cinema, Waitrose and Tesco stores.

Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey. Denham Golf Club and Denham Cricket club.

The area offers a good selection of state primary and secondary schooling together with grammar schools and a wide range of independent schools.



Distances

- M40 approximately 2 miles
- M25 approximately 2 miles
- London Heathrow Airport approx. 11 miles

Nearby Stations

- Denham
- Gerrards Cross

Key Locations

- Gerrards Cross Town
- Denham Golf Club
- Beaconsfield
- Windsor

Nearby Schools

- The Gerrards Cross CofE school
- The Breakspear School, Ickenham
- Thorpe House School, Gerrards Cross
- St Mary's School, Gerrards Cross
- St Helen's School, Northwood



Approximate Gross Internal Area
 Ground Floor = 132.5 sq m / 1,426 sq ft
 First Floor = 95.2 sq m / 1,025 sq ft
 Outbuildings = 60.5 sq m / 651 sq ft
 Total = 288.2 sq m / 3,102 sq ft
 (Including Voids / Garage)



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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Floorplans

House internal area 2,451 sq ft (227.7 sq m)
 For identification purposes only.

Directions

UB9 4HG

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General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and private drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: C

Tenure: Leasehold term 999 years from 2007,(with a share of Freehold)

Maintenance Charges: £120pm for communal areas

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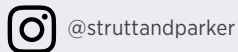
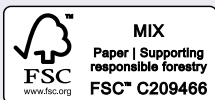
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