

## Keen's Acre, Stokes Poges, SL2

**£1,469,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 6

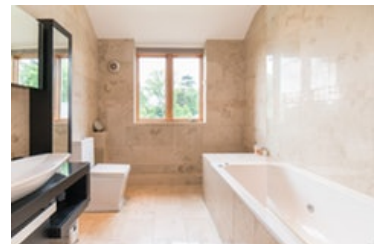
HouseSimple are delighted to present this exclusive detached family home situated towards the end of a quiet private lane with similarly appointed properties. With approximately 4,200sqft of extensive and flexible living accommodation, this property has been completed to a high specification, w

## Key features:

- Exclusive detached family home
- Situated on a beautiful private lane
- Just 10 minutes from the Gerrards Cross train station
- Double detached garage with private drive
- Planning permission to extend further
- 27ft kitchen with island
- Plenty of private schools around

## Extra info:

- **Council Tax:** Band G (£2803.00 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



HouseSimple are delighted to present this exclusive detached family home situated towards the end of a quiet private lane with similarly appointed properties.

With approximately 4,200sqft of extensive and flexible living accommodation, this property has been completed to a high specification, with travertine tiles and underfloor heating throughout the ground floor.

There is a spectacular 27ft kitchen with 11ft+ high ceilings, 9ft central island and top of the range appliances. The 26ft living room has a beautiful feature fire place, alongside a 17ft dining room and 21ft snooker/family room.

There also is potential for a self-contained ground floor annex, with separate access.

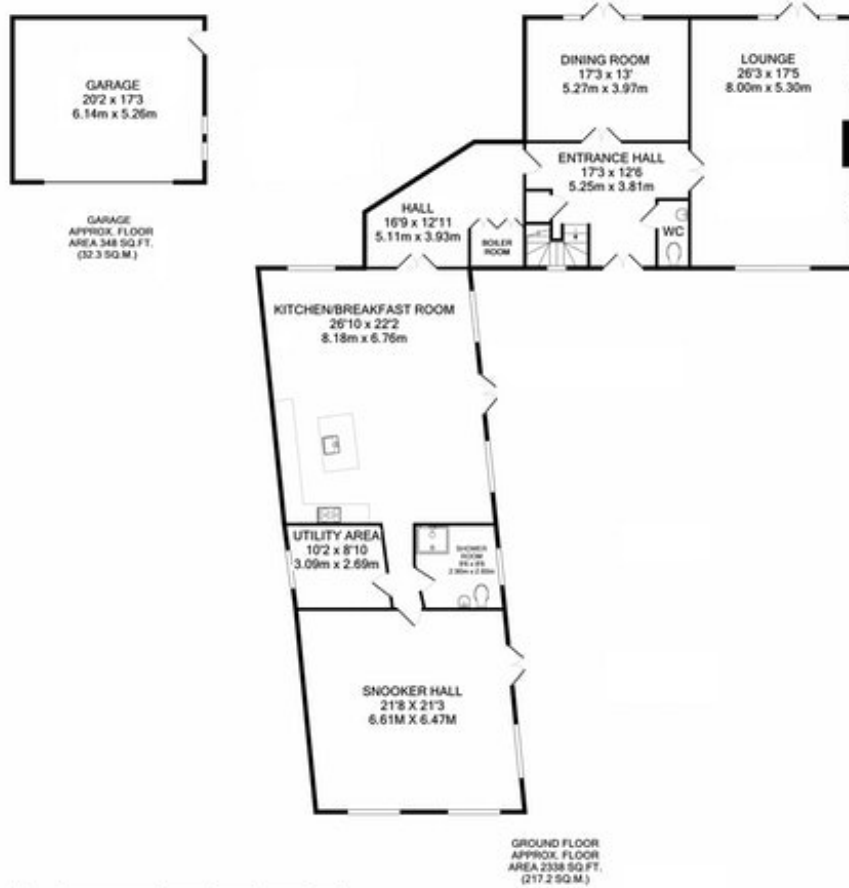
After the impressive entrance hall and high ceilings, we have four double bedrooms upstairs with master en suite, potential for up to three further bedrooms downstairs or alternative use as extensive living accommodation. Patio doors leading to gardens from the four main reception rooms downstairs. Planning permission granted for extensive first floor extension for additional bedroom suites and large terrace plus detached triple garage with living accommodation totaling 6,772 sqft.

Please see planning permission details below:

<https://publicaccess.southbucks.gov.uk/online-applications> and enter 15/00501/FUL

There is a private drive, behind electric gates, with beautiful gardens of one quarter of an acre. 20x10ft koi pond, with potential for conversion to swimming pool. Peaceful rural green belt location on the edge of Stoke Poges village but yet only 10 minutes from Gerrards Cross and Slough stations with excellent rail services. There Catchment area for outstanding state, grammar and private schools.

## Floor plan:



**TOTAL APPROX. FLOOR AREA 3576 SQ. FT. (332.2 SQ. M.)**



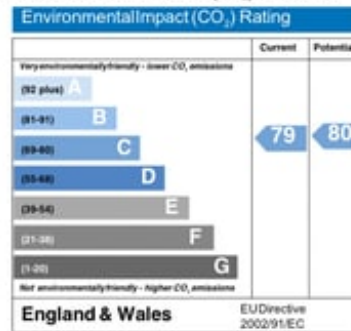
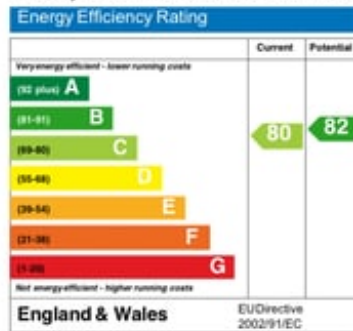
# Energy Performance Certificate:

## Energy Performance Certificate

1 Home Farm Barns  
School Lane  
Stoke Poges  
SLOUGH  
SL2 4QA

Dwelling type: Detached house  
Date of assessment: 10 June 2009  
Date of certificate: 12 June 2009  
Reference number: 9708-1034-6396-6531-1050  
Total floor area: 323 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the Rating the less impact it has on the environment.

### Estimated energy used, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	110 kWh/m <sup>2</sup> per year	103 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.8 tonnes per year	5.5 tonnes per year
Lighting	£275 per year	£162 per year
Heating	£627 per year	£645 per year
Hot water	£167 per year	£167 per year

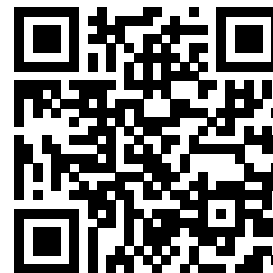
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

### MISREPRESENTATION ACT, 1967.

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