



Beautiful countryside setting with stunning views

**Mount Pleasant Cottage, Andrew Hill Lane, Hedgerley, SL2 3UW**

Freehold









Reception hall • 2 reception rooms • kitchen/breakfast room • utility room and study • 6 bedrooms • 4 bath/shower rooms • long driveway with garaging and outbuildings • landscaped garden with stunning views

#### Local information

Hedgerley Village 0.5 miles, Farnham Common 1.9 miles, M40 (J2) 1.5 miles, Beaconsfield 3.8 miles, Gerrards Cross 4 miles, M4 (J6) 7.3 miles, Heathrow (T5) 14 miles, central London 23 miles. All distances are approximate.

Mount Pleasant Cottage occupies a wonderful semi-rural location in Hedgerley, a small picturesque village near to Farnham Common and Gerrards Cross. Surrounded by rolling countryside, yet conveniently placed for transport links, Mount Pleasant Cottage provides the perfect location to enjoy the benefits of both town and country living. Hedgerley offers a thriving community with a post office, village hall and a village pub. Farnham Common and Gerrards Cross have a wide range of amenities including supermarkets for day to day shopping and boutiques, cafes, restaurants, with the neighbouring town of Beaconsfield providing further choices. The South Buckinghamshire countryside is renowned for its attractive walks and bridle paths, country inns and pretty villages.

The area's excellent communication links include Beaconsfield and Gerrards Cross train stations (Chiltern Line) with trains to Marylebone, and regular rail connections to London (Paddington) from Burnham, Taplow or Slough. The area will also benefit from Crossrail which is due for completion in the next

few years, giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Buckinghamshire is renowned for its choice and standard of schooling, both state and public. The county is one of the last to maintain the traditional grammar school system, with schools in High Wycombe, Beaconsfield and Burnham. The area boasts a number of highly regarded independent schools for boys and girls. These include Dair House, Gayhurst, Davenies, Caldicott, St Mary's, Godstowe, High March and Wycombe Abbey to name a few.

Comprehensive leisure facilities include a selection of highly regarded golf courses including Stoke Park Country Park, with polo and horse racing in Ascot and Windsor, and rowing at Henley on Thames and Marlow.

#### About this property

Mount Pleasant Cottage is a wonderful family home, set well back from the road with stunning countryside views and enjoys a beautiful, landscaped garden with a heated swimming pool and outbuildings. The house has a long driveway approach providing privacy and seclusion yet is within about 0.5 miles of the village but within easy reach of the larger towns. The property is believed to date back to about 1903 and has been extended over





the years offering flexible accommodation.

An enclosed entrance porch opens into the reception hall with stairs to the first floor. The sitting room enjoys wonderful views over the garden and beyond. The walls are half panelled and a brick and timber fireplace, with a working fire, provides a lovely focal point to the room. The adjacent dining room is dual aspect, again with wonderful garden views. The kitchen/breakfast room is well equipped with a comprehensive range of Shaker style units, and incorporates a breakfast table ideal for informal dining. The units are complemented by granite work surfaces with integrated appliances including an electric hob, double oven, extractor and a dishwasher. There is a fireplace with a wood burning stove, space for a large fridge/freezer and a door to the garden. An inner hallway, with further storage, leads to a utility room with space for appliances and outside door access to a large covered porch. A study lies off the reception hall and adjacent are two bedrooms together with an en suite bathroom. A bathroom and WC complete the accommodation on this floor.

On the first floor the principal bedroom extends the depth of the house with views to the front and rear, fitted wardrobes and an en suite bathroom. There are three further bedrooms, one with fitted wardrobes and one which is accessed through a loft void area, which could have a multitude of uses. At the far end of the landing is a large eaves storage room.

The property has permitted development approved for a detached triple garage and a single-storey side extension

#### **Outside**

The house is approached over a long gravel driveway with parking for several cars. The garden is a real feature of the house, beautifully planted and maintained with spectacular views over open countryside. A heated swimming pool lies to the side with a pergola and terrace area, giving the ideal spot to relax and enjoy the view. The garden is mainly laid to lawn, with well stocked beds, interspersed with trees, including several apple trees, and enclosed with fencing and hedging. A well-established vegetable garden lies adjacent to several outbuildings, including garaging and a workshop. Of particular note is a large separate home office which is fully insulated, with a store room, power, heating and is wired for internet access.

#### **Services**

Mains water and electricity. Oil fired central heating. Private Drainage. Please note that none of the services have been tested.

#### **Agent Note**

Photos taken in May 2018, May/June/October 2020

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#### **Tenure**

Freehold

#### **Local Authority**

South Bucks District Council

#### **Viewing**

Strictly by appointment with Savills

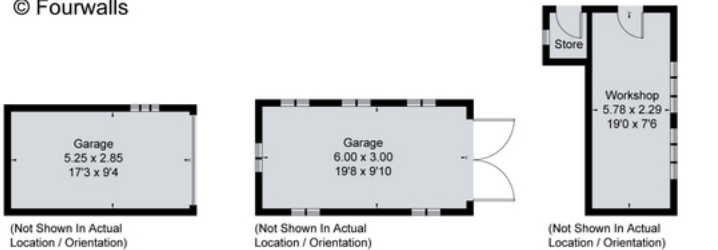




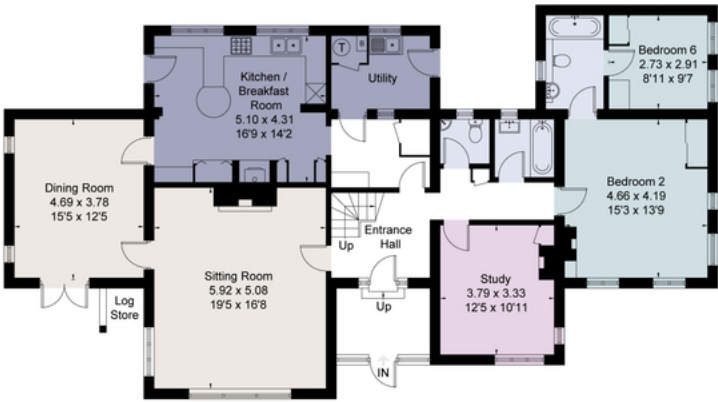




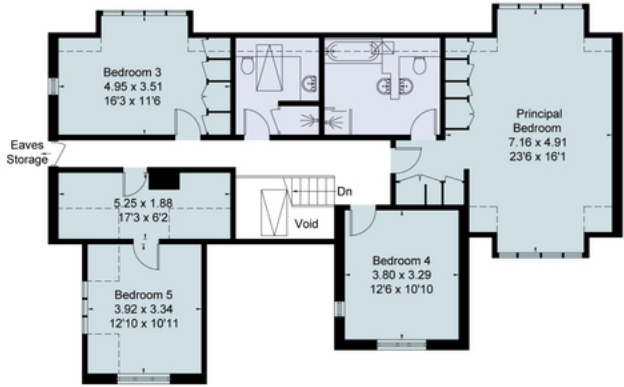
Approximate Area = 280.5 sq m / 3019 sq ft  
 (Excluding Void)  
 Garages = 33 sq m / 355 sq ft  
 Outbuildings = 52.5 sq m / 565 sq ft  
 Total = 366 sq m / 3939 sq ft  
 Including Limited Use Area (12.0 sq m / 129 sq ft)  
 For identification only. Not to scale.  
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Outbuildings

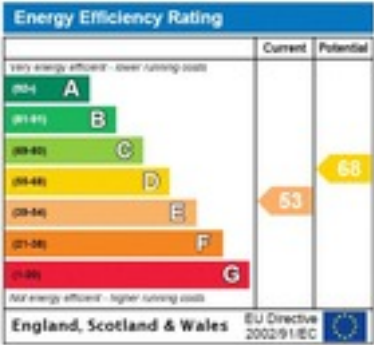


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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