



Bell Farmhouse

Wexham Park Lane
Wexham
Buckinghamshire
SL3 6LX

RWHITLEY
Est. 1938 & CO

Asking Price £2,000,000



- Period Farmhouse
- Ripe for Refurbishment
- Secluded yet Convenient Location
- Generous Accommodation
- Indoor Swimming Pool
- Extensive Outbuildings with Potential to Develop (Subject to Usual Planning & Other Approvals)
- Large Courtyard & Gardens

DESCRIPTION

An opportunity to purchase a very spacious Grade II listed period farmhouse in generous grounds. The farmhouse which boasts a wealth of original features, is understood to date back to the early 1600's and has been extended in recent years to provide both spacious and roomy accommodation. The property which is in need of refurbishment is approached over a long shared driveway with an electronically operated gated entrance. Once you arrive at the house you will be impressed by the courtyard entrance (accessed through the ornamental iron gates) with raised lawn, barn, stables and garaging some of which dates back to the origins of the farm. The characterful accommodation comprises to the ground floor the main entrance hall, 6 reception rooms including a

snooker room and study, kitchen/diner with walk in larder, utility room, laundry room and cloakroom/shower. At first floor level the landing provides access to the principal bedroom with en-suite bathroom, 3 further bedrooms, a further study and further bathroom. An enclosed walkway connects the main building to the indoor swimming pool and period barn.

OUTSIDE

South facing courtyard with raised lawn, garaging for several cars, a period barn and 5 stables. There may be potential to develop these outbuildings subject to usual planning and other approvals (planning permission applied for and outcome pending). Immediately in front of the house is a lawn on 2 levels with a pathway to both main entrances. The north and west lawns provide seclusion with large patio areas and pathways.

LOCATION

The property is located close to Wexham Park Hospital and Wexham Park Golf Club on the south side of Wexham. Slough Town Centre with main line railway station to London Paddington is about 2 miles distant. Slough Trading Estate, Gerrards Cross, Uxbridge Town Centre and London Heathrow Airport are all within easy motoring distance.

CENTRAL HEATING

Boiler serving radiator system. Liquid propane gas.

COUNCIL TAX BAND

We understand that the current council tax band is H.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold

VIEWING

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	31
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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