



Framewood Road, Fulmer
Buckinghamshire, SL2



Beyond your expectations

Fine period house, enlarged to give excellent family space

EPC: D

Reception Hall | Drawing Room | Dining Room | Sitting Room | Study | Conservatory | Kitchen/Breakfast | Larder Utility | Cloakroom | 5 Bedrooms | 3 Bathrooms (2 En-suite) Detached Double Garage | Stabling | Beautiful Gardens and Grounds | In all approaching 1.87 acres

Guide Price £1,950,000 Freehold

Description

The Mill House is believed to date from the latter part of the 19th century. The house is named after Fulmer Windmill which was built in 1831 and the tower of which still remains in the grounds of Mill Cottage which adjoins the Property. The Mill House was in the year 2000 the subject of comprehensive programme of renovation, including a new double garage and electric gates. A conservatory has subsequently been added. The main reception hall features parquet flooring which extends throughout the main reception areas. The drawing room is an elegant double aspect room with a bay window and views over the garden, double doors opening to the generous conservatory which has a slate floor and underfloor heating. The dining room is beautifully proportioned with ornate plaster corning and ornamental marble fireplace and double casement doors to the terrace and gardens beyond. Also on the ground floor is the family sitting room and the study. The double aspect kitchen/breakfast room, has double doors to the adjoining terrace. Two staircases rise to the first floor which comprises the principal bedroom suite with balcony and en-suite bathroom, there is a double aspect guest bedroom with en-suite bathroom and shower, together with three further bedrooms. There is also an additional family bathroom.

Outside

The property is approached through electrically operated double gates, leading to a brick paved parking sweep in front of the double garage. At the front of the house is a

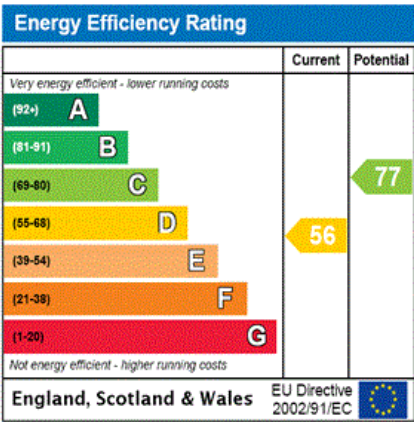
wide canopied entrance porch and a courtyard Japanese garden. The gardens include a wide range of specimen trees and a woodland rhododendron walk. At the rear of the formal garden lies a small paddock with adjoining stabling and greenhouse and secondary entrance gates providing access from the adjoining driveway. In all approximately 1.87 acres (0.75ha).

Location

The Mill House lies approximately 1 mile south of Fulmer village with Gerrards Cross approximately 2 miles beyond providing an extensive range of shopping facilities as well as a mainline railway station with regular commuter services to Marylebone. The M40 motorway at Denham is about 4.5 miles with access to the M25 and main motorway network. Heathrow Airport, via the M25 and M4, is about 14 miles. There is a wide range of sports and recreational facilities in the area including golf clubs such as Stoke Park, The Buckinghamshire, Beaconsfield and Gerrards Cross.

Additional Information

The area is also well served for educational facilities with an excellent range of schools, both state and private.



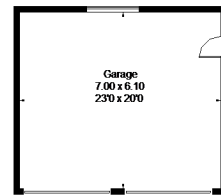
Framewood Road, Wexham

Approximate Gross Internal Area = 400.2 sq m / 4308 sq ft

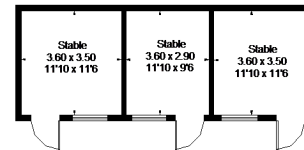
Garage = 42.7 sq m / 460 sq ft

Stable = 36.7 sq m / 395 sq ft

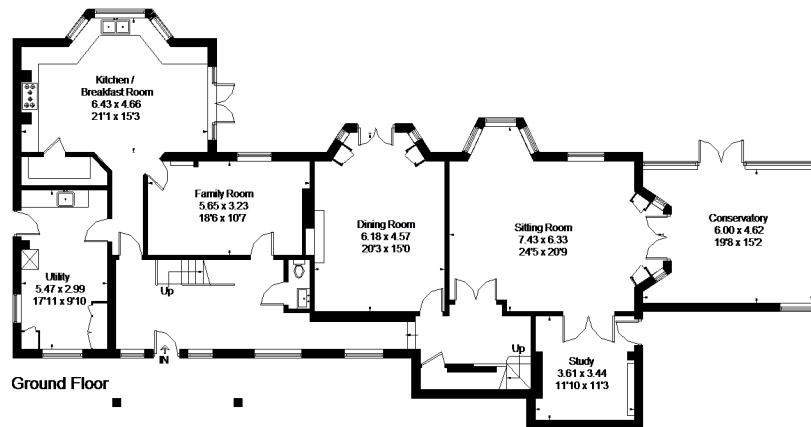
Total = 479.6 sq m / 5162 sq ft



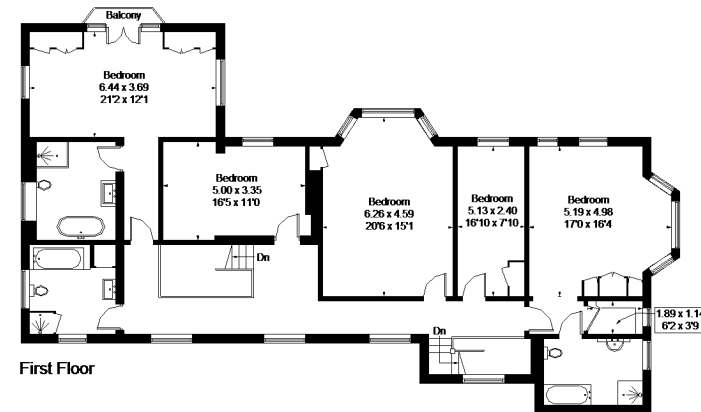
(Not Shown in Actual Location / Orientation)



Stable
 (Not Shown in Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 161664

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

