



Framework Orchard boasts expansive and aesthetically pleasing mature grounds. Accessible through grand wrought iron electric gates and a spacious gravel driveway, the garden showcases a diverse range of plants, creating a visually striking display with varying heights and colors. The strategically positioned outbuildings within the plot ensure convenient access without impeding the family's enjoyment of the gardens. The entire plot encompasses approximately 1 acre and offers significant potential for redevelopment (SIP).

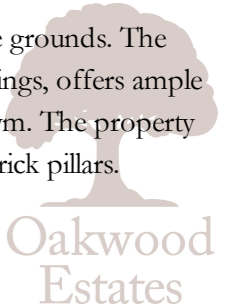


Upon entering the property through a sizable porch, an impressive reception hallway welcomes you. From here, you can access both the kitchen/breakfast/family room and the main reception space. Additionally, a ground floor bedroom with a walk-in wardrobe and shower room, a cloakroom, a utility space, and a boot room are available. Upstairs, three bedrooms and a family bathroom await.

Outside, there are remarkable outbuildings that include a generously proportioned workshop measuring over 30 ft square, a substantial car port measuring 39 ft x 30 ft, and a versatile games room/gym/office measuring approximately 30 ft x 19 ft.











The total combined space, including the outbuildings (excluding the car port), amounts to just under 4,000 sq. ft.

Framework Orchard, a delightful chalet-style property, enjoys a serene location within its own 1-acre grounds. The exceptional size of the garden, a rarity for properties of this type, along with the abundance of outbuildings, offers ample space for various uses, such as working from home, storing classic cars, or creating a home office or gym. The property provides a high level of privacy, thanks to electronically operated wrought iron gates set within brick pillars.



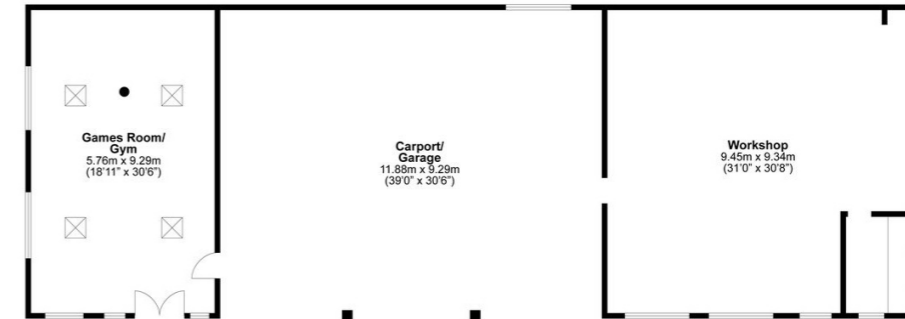
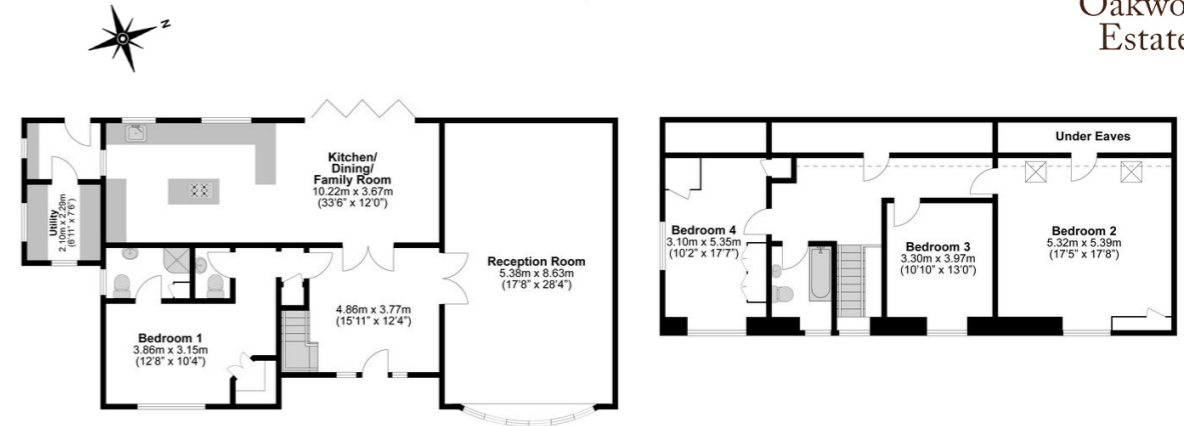
Property Information

Floor Plan

-  FOUR BEDROOM DETACHED CHALET-STYLE RESIDENCE
-  SIGNIFICANT POTENTIAL FOR REDEVELOPMENT (STP)
-  2 BATHROOMS
-  SEMI RURAL LOCATION
-  EPC- F
-  1 ACRE PLOT
-  3923 SQFT
-  MULTIPLE OUTBUILDINGS
-  SOUTH & WEST FACING GARDENS
-  COUNCIL TAX- BAND G



Total Approximate Floor Area
3923 Square feet
364.5 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

					
x4	x2	x2	x15	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Wexham is a vibrant and desirable area located in the county of Berkshire, England. Situated near Gerrards Cross, Wexham offers a perfect blend of suburban living and easy access to nearby urban amenities.

Transport Links

Wexham benefits from excellent transport links, providing convenient access to various destinations.

Road Networks: Wexham is situated near major road networks, including the M4 and M40 motorways. These arterial routes offer quick and easy connections to London, Heathrow Airport, and other parts of the country. Residents can enjoy the flexibility of traveling by car, with convenient access to both local and long-distance destinations.

Train Stations: The nearest train station to Wexham is Slough Railway Station, which is located just a short distance away. Slough Station offers frequent train services to London Paddington, making it an ideal option for commuters heading into the capital. The station also provides connections to other major cities and towns in the region.

Bus Services: Wexham is well-served by several bus routes that connect the area to neighboring towns and villages. Local bus

services offer convenient transportation within Wexham itself, as well as connections to nearby towns such as Slough, Uxbridge, and Maidenhead. These bus services provide a cost-effective and environmentally friendly way to travel locally.

Schools

- Wexham School
- Wexham Court Primary School
- Khalsa Primary School
- St Ethelbert's Catholic Primary School
- St Joseph's Catholic High School
- Willow Primary School
- Lynch Hill Enterprise Academy
- James Elliman Academy
- Littletdown School

It's important to note that catchment areas can vary and are subject to change, so it's recommended to contact the individual schools directly or check with the local education authority to confirm the current catchment areas for specific addresses.

Council Tax

Band G

