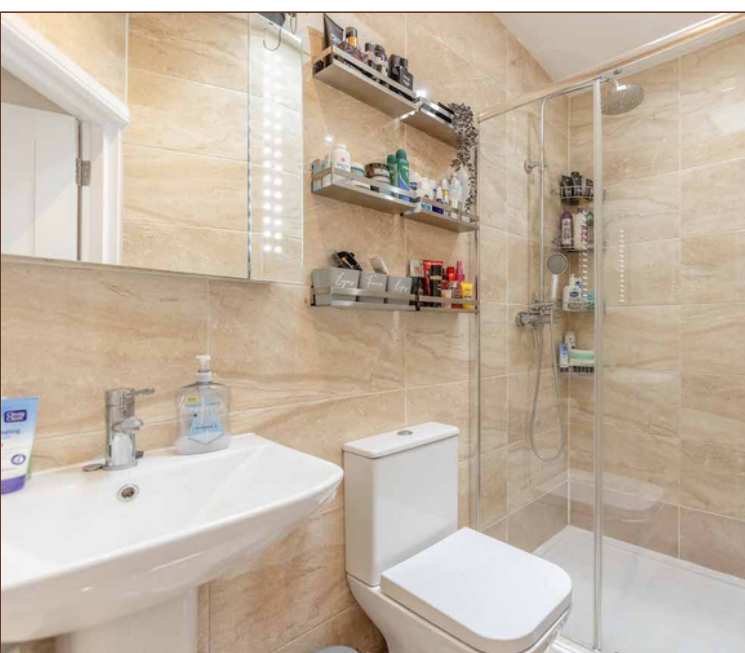
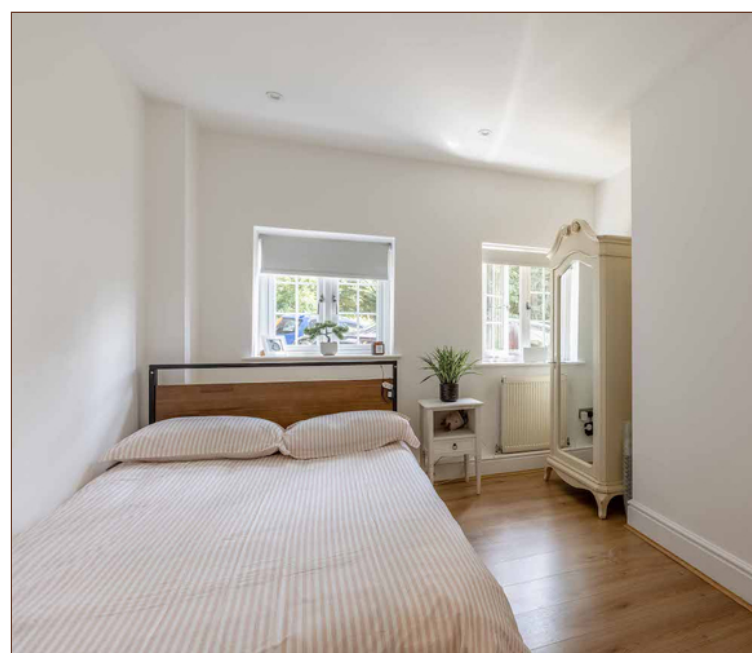
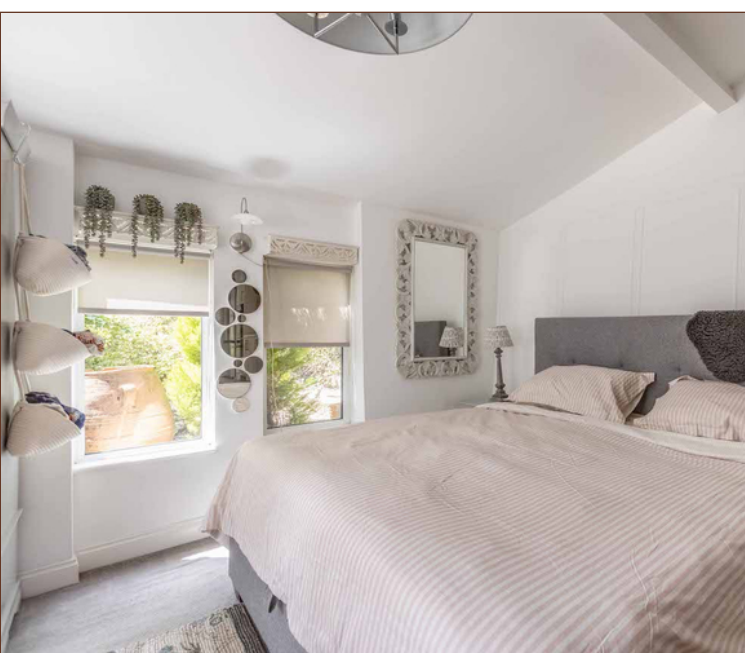


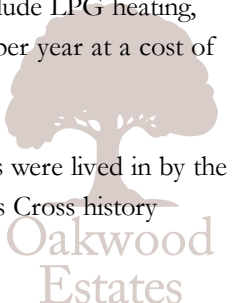


You are welcomed into the home via a spacious entrance porch, which leads directly into a well-appointed kitchen that was newly fitted just two years ago. Finished in a stylish country aesthetic, the kitchen features a working fireplace, traditional butler sink, Bosch double oven, five-ring induction hob, and an integrated Fisher & Paykel dishwasher. With generous worktop space, it functions as a practical and social hub at the heart of the home. From the kitchen, the home opens into a large open-plan lounge and dining area. Four front-aspect windows allow natural light to flood the space, while a central wood-burning stove adds warmth and character. The layout provides ample space for both everyday living and entertaining.

The principal bedroom is located at the end of the property and enjoys side and rear aspect windows, making it a light and tranquil retreat. It benefits from a contemporary en suite shower room with a rainfall shower and a discreet cupboard housing the recently serviced boiler. Bedrooms two and three are both doubles, positioned at the front of the home. Bedroom two features dual windows and a generous footprint, while bedroom three offers flexibility for use as a guest bedroom, nursery, or home office. A separate family bathroom is centrally located and includes a rainfall shower, WC, basin, and a skylight that adds to the sense of space and brightness.

Externally, the property enjoys a private, south-facing garden laid mainly to lawn, with a patio area and a middle garden section, perfect for alfresco dining and relaxation. Two allocated parking spaces are included. Additional features include LPG heating, double-glazed windows throughout, a shared freehold, and a septic tank system (emptied approximately once per year at a cost of £210).

The Duke of Somerset in the 1860s erected a kiln here to produce bricks for Bulstrode House. These cottages were lived in by the workers, and the bricks are those from the kiln itself — making this home very much a part of Gerrards Cross history



Property Information

-  3 BEDROOM CONVERTED COTTAGE
-  SPACIOUS OPEN-PLAN LOUNGE/DINER
-  TWO ALLOCATED PARKING SPACES
-  UPDATED WINDOWS THROUGHOUT
-  EPC - E
-  SOUTH EAST FACING GARDEN
-  RECENTLY FITTED KITCHEN
-  ORIGINALLY CONSTRUCTED IN 1860'S
-  SHARE OF FREEHOLD
-  COUNCIL TAX BAND- E



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Location

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire, England. It is situated approximately 20 miles west of central London and is known for its affluent residential areas and upmarket shops and restaurants. The town has a population of around 8,000 people and is well-connected to London by both road and rail, with regular train services to London Marylebone taking around 20 minutes. Gerrards Cross is also surrounded by beautiful countryside, including the Chiltern Hills, which offer opportunities for outdoor activities such as walking and cycling.

Leisure

Gerrards Cross offers a variety of leisure activities from scenic walks and cycling routes in the surrounding countryside to golf and tennis clubs, fitness centers, and a public swimming pool, there's something for everyone. The town center boasts a range of upmarket shops and restaurants, making it an excellent place for shopping and dining. For a luxurious movie-watching experience, head to the Everyman cinema. Whether you're looking for an outdoor adventure, a fitness session, or a relaxing day out, Gerrards Cross has plenty of options to choose from.

Transport Links

Gerrards Cross has excellent transport links that make it easy to get around the town and to other destinations. The town is conveniently located near major road networks, including the M40

and M40 motorways, providing easy access to London and other parts of the country. Gerrards Cross also has a train station that offers regular services to London Marylebone, with journey times taking approximately 20 minutes. Local bus services connect the town with nearby areas, and taxis are readily available. The town also has designated cycling routes and facilities, making it easy to get around by bicycle. Overall, Gerrards Cross provides a range of transport options, making it a convenient and accessible place to live or visit.

Schools

Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages.

Thorpe House School

Gayhurst School

John Hampden Grammar School

Maltmans Green

Dr Challoner's Grammar School

Royal Grammar School

Seer Green C of E Combined School

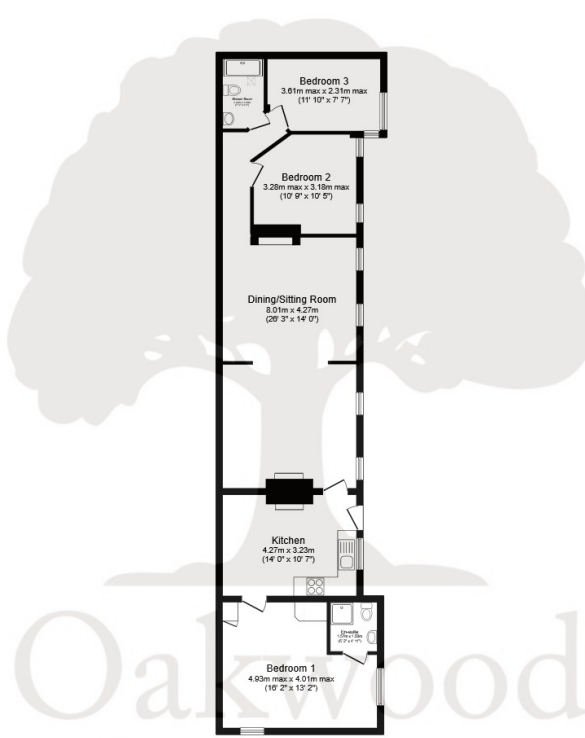
Beaconsfield High School

The Chalfonts Community College

Council Tax

Band E

Floor Plan



Floor Plan
Floor area 95.5 sq.m.
(1,028 sq.ft.)

Total floor area: 95.5 sq.m. (1,028 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.



Oakwood
Estates

