



**High Beeches,**  
Gerrards Cross









# High Beeches,

## Gerrards Cross



This home is situated in the heart of Gerrards Cross's prestigious Dukes Wood estate and has been comprehensively renovated by the current owners. It boasts underfloor heating across the entire ground floor, an updated central heating system with two boilers and a Megaflo system, ensuring excellent water pressure and efficient heating throughout the home.

Upon entering the property, you are welcomed by a spacious entrance hall accessed via impressive double doors, setting the tone for the generous accommodation found throughout. The main reception room is a particularly large and inviting space, enhanced by rear-aspect bifold doors that open directly onto the garden, allowing natural light to flood the room while creating seamless indoor-outdoor living. The heart of the home is the impressive kitchen/dining room, thoughtfully designed for both everyday family life and hosting. The kitchen features granite work surfaces and a large central island with breakfast bar seating. Integrated appliances include a Siemens oven and microwave, along with two fridge freezers and a built-in wine cooler. Cooking facilities comprise a combination of a two-ring gas hob and a four-ring induction hob beneath a ceiling-mounted extractor, a double sink with food disposer, and an instant hot water tap. French doors open onto the rear patio, allowing a natural flow between the kitchen and garden. Additional ground floor accommodation includes a front-aspect reception room which works perfectly as a snug or secondary sitting room, as well as a generous study with built-in storage and internal access to the garage. A well-appointed utility room features a sink, washer and dryer, an additional fridge freezer, and extensive storage space. A conveniently located WC with a window and extraction completes the ground floor.

The first floor hosts four well-proportioned bedrooms and a contemporary family bathroom featuring a large walk-in shower with a rainfall shower head. The principal bedroom is particularly impressive, with large picture windows, a walk-in dressing room, and an en-suite bathroom complete with a bathtub. Bedroom two is a large rear-aspect double with its own dressing room and en-suite featuring a rainfall shower. Bedroom three also benefits from integrated storage and a spacious en-suite shower room, while bedroom six is another generous double with built-in storage.

The second floor has two additional bedrooms. Bedroom four is a large room with two windows and an additional snug or seating area, while bedroom five is a spacious dual-aspect double incorporating a Velux window and integrated storage. A stylish bathroom serves this level and features a freestanding bath, walk-in rainfall shower, and an anti-mist mirror.

Externally, the property enjoys a well-maintained rear garden with a full-length patio area, ideal for outdoor dining and entertaining, complete with external power sockets. The lawn is bordered by mature hedging, creating a good degree of privacy, and benefits from an automatic golf course-style irrigation system. There are also two useful outbuildings, including a large shed with a recently replaced roof and a further storage shed. The single garage also benefits from an electric car charger.

### 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.

### 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 M25 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.

### Local Schools

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are:

Dr Challoner's Grammar School  
Beaconsfield High School  
Dr Challoner's High School  
The Royal Grammar School, High Wycombe  
John Hampden Grammar School

Chesham Grammar School  
The Gerrards Cross CofE School  
Davenies School  
The Beacon School  
Gayhurst School  
Thorpe House School  
St Mary's School, Gerrards Cross

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability



## Key Features

- Detached 6 Bedroom House
- 4465 Sq Ft
- Recently Renovated
- EPC - C
- 5 Bathrooms
- Dukes Wood Estates Location
- High Quality Finish Throughout
- Council Tax Band - G

					
<b>x6</b>	<b>x2</b>	<b>x5</b>	<b>x4</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



## Marketing Office Contact Details

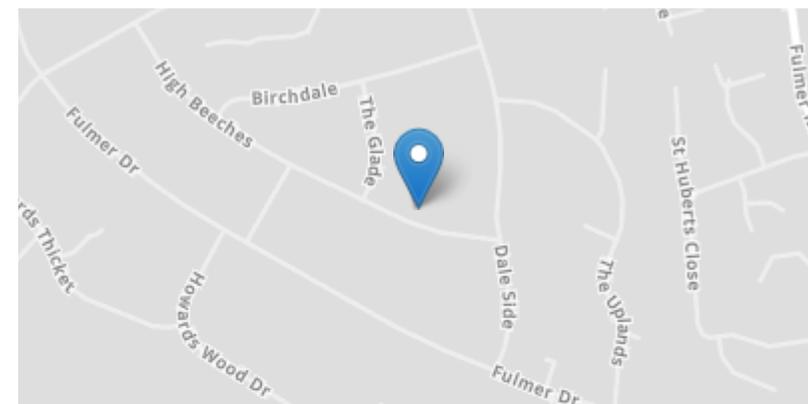
-  43, Packhorse Road, Gerrards Cross, SL9 8PE
-  01753 981326 
-  [gerrardscross.enquiries@oakwood-estates.co.uk](mailto:gerrardscross.enquiries@oakwood-estates.co.uk)

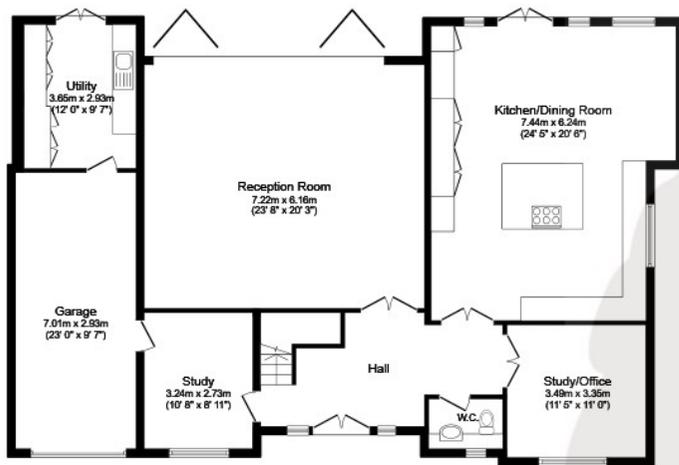
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>78</b>	<b>81</b>

England, Scotland & Wales EU Directive 2002/91/EC 

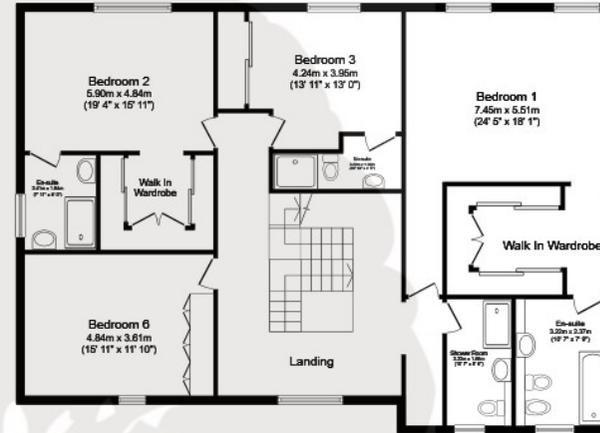
## Property Location





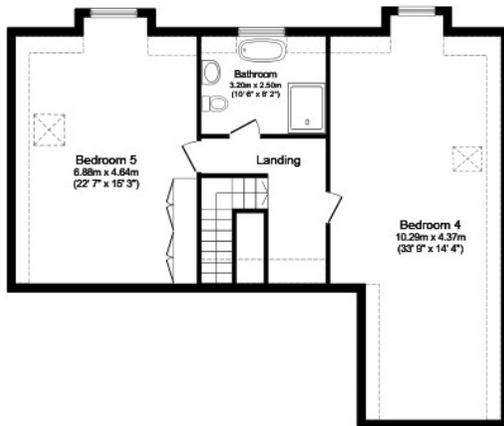
## Ground Floor

Floor area 168.5 sq.m. (1,814 sq.ft.)



## First Floor

Floor area 151.8 sq.m. (1,634 sq.ft.)



## Second Floor

Floor area 94.4 sq.m. (1,017 sq.ft.)

Total floor area: 414.7 sq.m. (4,465 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](http://www.Propertybox.io)



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