

This stunning 7-bedroom detached home is located on the highly sought-after Howards Wood Drive, offering nearly 6,000 square feet of luxurious living space. Perfectly designed for family life and entertaining, this property provides an abundance of room for all.

A grand entrance hall greets you upon arrival, leading into the main reception areas. The ground floor features a spacious lounge, a formal dining room, and a dedicated study/home office. The expansive kitchen, with its granite work surfaces and integrated appliances, is ideal for preparing family meals. The games room with a fully-equipped bar offers a superb entertaining space large enough for a full-sized snooker table. Additional features include a separate utility room, guest cloakroom, and two downstairs bathrooms, including a shower room.

On the first floor, the luxurious principal bedroom suite boasts a walk-in wardrobe and a spacious en-suite bathroom. There are three further double bedrooms, one with its own en-suite, along with a bright family bathroom, offering delightful views over the garden complete this level.

The second floor features two additional en-suite double bedrooms and a large storage room.

Externally the property offers a large driveway with ample space for up to 10 vehicles, along with a double garage. The beautifully landscaped rear garden is mostly laid to lawn, with a large patio area perfect for al-fresco dining and entertaining. At the far end of the garden, an insulated and heated outbuilding provides a versatile space that could serve as offices or even an annex. The property also offers the unique opportunity for a a large outbuilding to be build which already has the foundations laid (please enquire with agent for further details).

Situated in the ever-popular Howards Wood Drive, this home is well-positioned for easy access to local amenities, including shops, restaurants, and transport links. The area is renowned for its excellent schools, making it an ideal location for families. This rare opportunity offers a spacious, luxurious family home in one of the most desirable locations, combining comfort, elegance, and practicality.

# Property Information

- 6 BEDROOMS
- DETACHED
- COUNCIL TAX BAND - H
- LARGE PRIVATE GARDEN
- LARGE DRIVEWAY OFFERING AMPLE PARKING

- 7 BATHROOMS
- EPC - B
- NEARLY 6000 SQ FT
- APPROX 0.4 ACRE PLOT
- POTENTIAL TO DEVELOP

x6	x3	x7	x10	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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

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

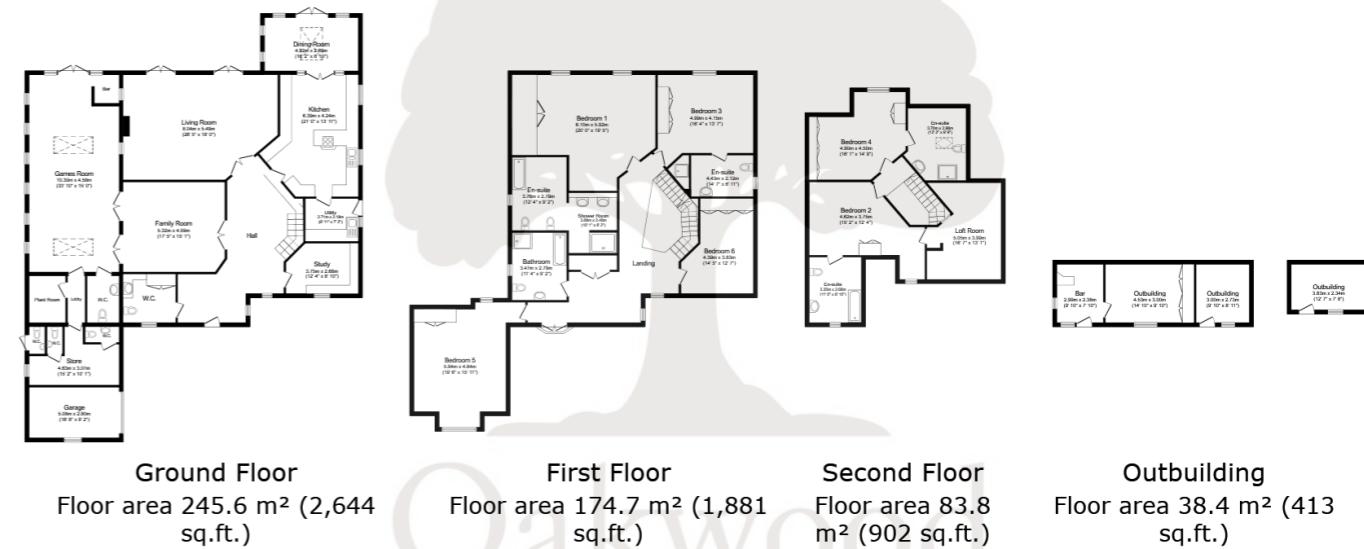
Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages.

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 H

## Floor Plan



**TOTAL: 542.5 m<sup>2</sup> (5,840 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 Govview.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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	81 84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		