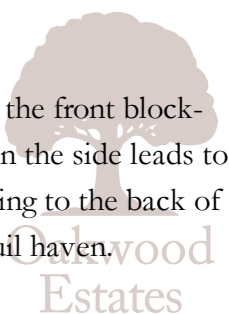













Upon entry through the spacious and well-lit foyer, the superior quality of the property's finishing becomes evident. The focal point is the remarkable Kitchen/Breakfast/Family Room, striking a perfect balance between family living and entertainment. The kitchen boasts granite countertops, an induction hob, a substantial wine cooler, a warming tray, sleek white gloss units, integrated electrical appliances, and a double oven. The central island, featuring a sink unit with a boiling water tap and breakfast bar stools, commands attention. Three sets of French doors open to a landscaped patio area, and there's access to the fully equipped utility room/prep kitchen, housing the washer, dryer, and complete kitchen appliances. The property additionally features three reception areas: a study, a Play Room, and a formal drawing room with a stunning Cotswold stone fireplace—all accessible from the main entrance hall.

The first and second floors house a total of six bedrooms, accessible via a large galleried landing. The master bedroom on the first floor includes a spacious dressing area and an en suite bathroom/shower facility. Four more bedrooms boast en suite bathrooms, all brightly tiled and generously proportioned. The second floor offers a versatile suite, serving as the sixth bedroom or a cinema/media room, complete with a luxurious bath and shower room.

The property, secured by electronically operated wrought iron gates, provides ample parking on the front block-paved driveway, complemented by a detached garage for additional parking and storage. A path on the side leads to the rear garden and decking area. Stone paving to the right guides to a sizable sun terrace stretching to the back of the house. Laurel hedging and mature trees ensure privacy, making this property a tranquil haven.



Property Information

-  6 BEDROOM DETACHED
-  DOUBLE GARAGE
-  HOME OFFICE
-  APPROACHING 5500 SQ FT
-  COUNCIL TAX BAND H
-  6 BATHROOMS (ALL EN-SUITE)
-  GATED DRIVEWAY
-  DCGS CATCHMENT AREA
-  EPC - B

					
x6	x4	x6	x7	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Ground Floor



First Floor



Second Floor



Garage

Oakwood
Estates

Total floor area 496.1 sq.m. (5,340 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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.

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.

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.

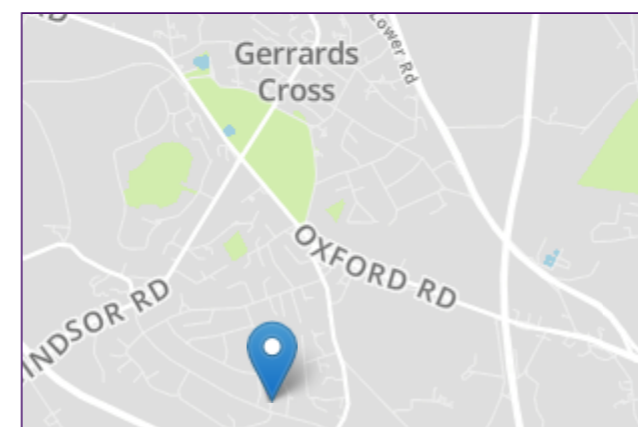
Schools

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

- Berkhamsted
- Shiplake Collage
- Dr Challoner's Grammar School
- St Mary's C of E Primary School
- Seer Green C of E Combined School
- Beaconsfield High School
- The Chalfonts Community College:
- Thorpe House School
- Gayhurst School

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(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		