



South Park,
Gerrards Cross











Set behind two electric gates, this impressive 6-bedroom detached property occupies an elevated position, offering stunning views of the surrounding area. Every aspect of the property's design has been meticulously crafted, stonework on the exterior has been carefully selected and expertly laid to create a timeless, yet contemporary feel. The high-quality finish extends throughout, with precision in every joint and detailing, ensuring that the building stands as a impactful and durable home. A large, carriage driveway provides ample parking for up to 20 cars, ensuring a grand welcome for all who visit.

Upon entering through the front door, you are greeted by a spacious foyer. This floor features two generously sized reception rooms, including a split-level space with a skylight, currently used as a tearoom, with direct access to the rear of the property. The large kitchen/diner is a true focal point, featuring granite work surfaces and a range of high-end built-in appliances, including an American-style fridge, Range Master oven, and a full-sized wine cooler. The bright dining room offers direct access to the patio, making it a perfect entertaining space. A bespoke utility room with a washer and dryer offers access to the large garage and a cinema room, which offers the perfect space for movie nights or could easily be converted into a playroom or additional bedroom. To complete this floor, there is a downstairs WC and cloakroom for added convenience.

The first floor is home to the luxurious master suite, featuring a private balcony, ample space for a king-size bed, a large dressing room, and a en-suite bathroom with a freestanding bath and separate rainfall shower. A large office space on the landing provides an ideal working environment, while three additional double bedrooms, each with built-in storage and en-suite bathrooms, complete this level.

The second floor offers a self-contained apartment with a large double bedroom, a kitchenette, and a spacious bathroom with both a bath and a separate shower. The large reception room on this floor can be converted into an additional bedroom or used as a versatile living space. This home benefits from underfloor heating throughout both the ground and first floors, providing comfort throughout the year. Automatic spot lighting adds a modern touch to the home.

The landscaped front garden complements the property's grandeur, while the rear features a raised bar area and expansive patio – perfect for outdoor entertaining. A large garage provides ample space for two vehicles, ensuring convenient access and additional storage.

Located on the sought-after South Park, this property is conveniently located for access to a range of local amenities, including shops, restaurants, and transport links. The area is also renowned for its excellent schools, making it an ideal location for families.

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 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.

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



Key Features

- 6 Bedroom Detached Home
- Underfloor Heating on Ground and First Floor
- Low Maintenance Garden
- Electric Gates
- Council Tax Band- H
- 6 Bathrooms (All En-Suite)
- Carriage Driveway with Garage
- Cinema Room
- EPC- B
- 6264 Sq Ft



x6

Bedrooms



x4

Reception
Rooms



x6

Bathrooms



x15

Parking
Spaces



Y

Garden



Y

Garage



Marketing Office Contact Details



43, Packhorse Road, Gerrards Cross, SL9 8PE



01753 981326

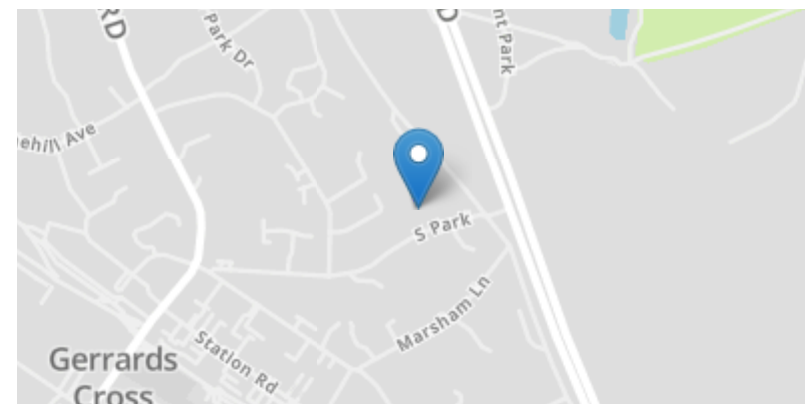


gerrardscross.enquiries@oakwood-estates.co.uk

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Location



Total Approximate Floor Area
6264 Square feet
582 Square metres



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

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