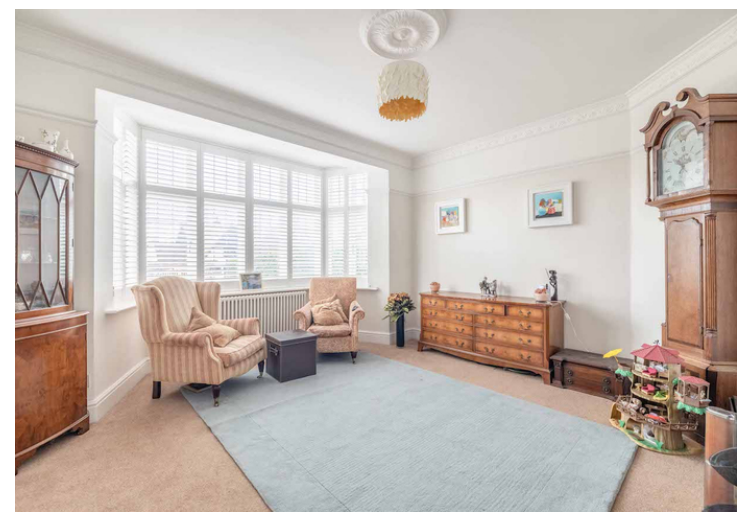
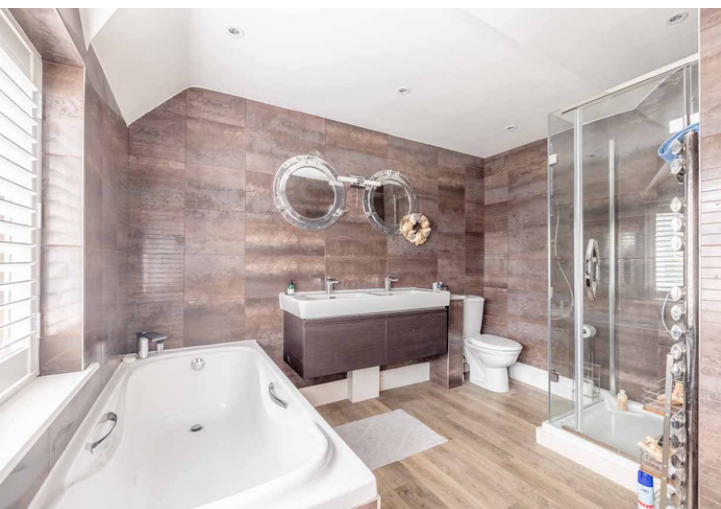




North Park,
Gerrards Cross











Upon entering the property, you are welcomed by a spacious entrance hallway that immediately sets the tone for the rest of the home. With impressive double-height ceilings, underfloor heating, and an abundance of natural light flooding through David Salisbury windows, the space feels both grand and inviting. The heart of the home is the expansive open-plan kitchen/dining/reception room. With picture windows and a large skylight, this impressive space is beautifully bright and ideal for both everyday living and entertaining. The kitchen is finished to a high specification, featuring a breakfast bar, marble worktops, a Quooker tap providing instant cold and boiling, a feature Aga oven, integrated wine cooler, microwave, dishwasher and day fridge, plus space for an American-style fridge freezer. Leading off the kitchen is a pantry, separate laundry room with its own sink, a downstairs W/C, and internal access to the garage.

To the right of the hallway is a generous study, ideal for home working. To the left are two reception rooms. The principal reception room is an elegant space centred around a wood/coal-burning fireplace with an Italian marble surround, enjoying views over the rear garden and benefiting from an large chandelier and additional snug/study area. The second reception/family room is well proportioned, featuring a front-aspect bay window. The formal dining room offers a working fireplace with Italian marble surround, chandelier, and French doors leading to the rear patio, along with further doors opening into the kitchen/diner for seamless flow.

On the first floor, there are six generously sized double bedrooms. The principal suite is a substantial rear-aspect room overlooking the landscaped gardens, complete with a walk-in wardrobe and spacious en-suite bathroom comprising a bathtub, separate shower and his-and-hers sinks. Bedroom Two is similarly generous, with garden views and a bright en-suite featuring a bathtub with shower attachment and large skylight. Bedrooms Three and Four are large doubles, each with private en-suite shower rooms and front and rear aspects respectively. Bedrooms Five and Six are well-proportioned doubles with large front-aspect picture windows, sharing a family bathroom with separate bathtub and shower. The property further benefits from a substantial loft space offering excellent potential for conversion, subject to planning permission (STPP).

Externally, the property provides driveway parking for up to six vehicles in addition to a double garage. To the rear, a generous patio with hot tub creates an ideal setting for outdoor relaxation and entertaining. The garden is arranged over multiple levels and is accessed via a thoughtfully landscaped York stone path, with the main area predominantly laid to lawn and complemented by landscaped beds and a seating sphere, perfect for social gatherings. The upper tier enjoys elevated views back towards the house and incorporates a vegetable garden, greenhouse and shed. For added peace of mind, the property is equipped with 360-degree CCTV security.

Location

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire. 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
- Dr Challoner's High School

- Chesham Grammar School
- The Royal Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- The Gerrards Cross CofE School
- Davenies School
- The Beacon School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- The Chalfonts Community College

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

- 6 Bedroom Detached Family Home
- Over 4500 SqFt
- Walking Distance to Gerrards Cross Station
- Sought After Road in Gerrards Cross
- Potential to Extend (STPP)
- 5 Bathrooms
- 0.3 Acre Plot
- Grammar School Catchment Area
- Carriage Driveway with Garage



x6

Bedrooms



x3

Reception
Rooms



x5

Bathrooms



x6

Parking
Spaces



Y

Garden



Y

Garage



Marketing Office Contact Details



43, Packhorse Road, Gerrards Cross, SL9 8PE



01753 981326

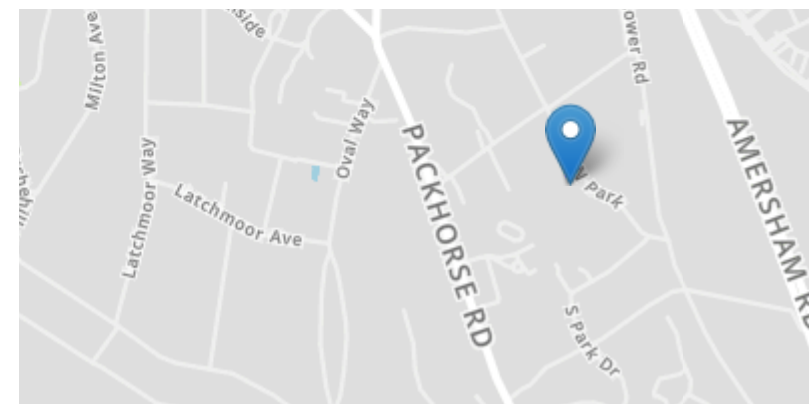


gerrardscross.enquiries@oakwood-estates.co.uk

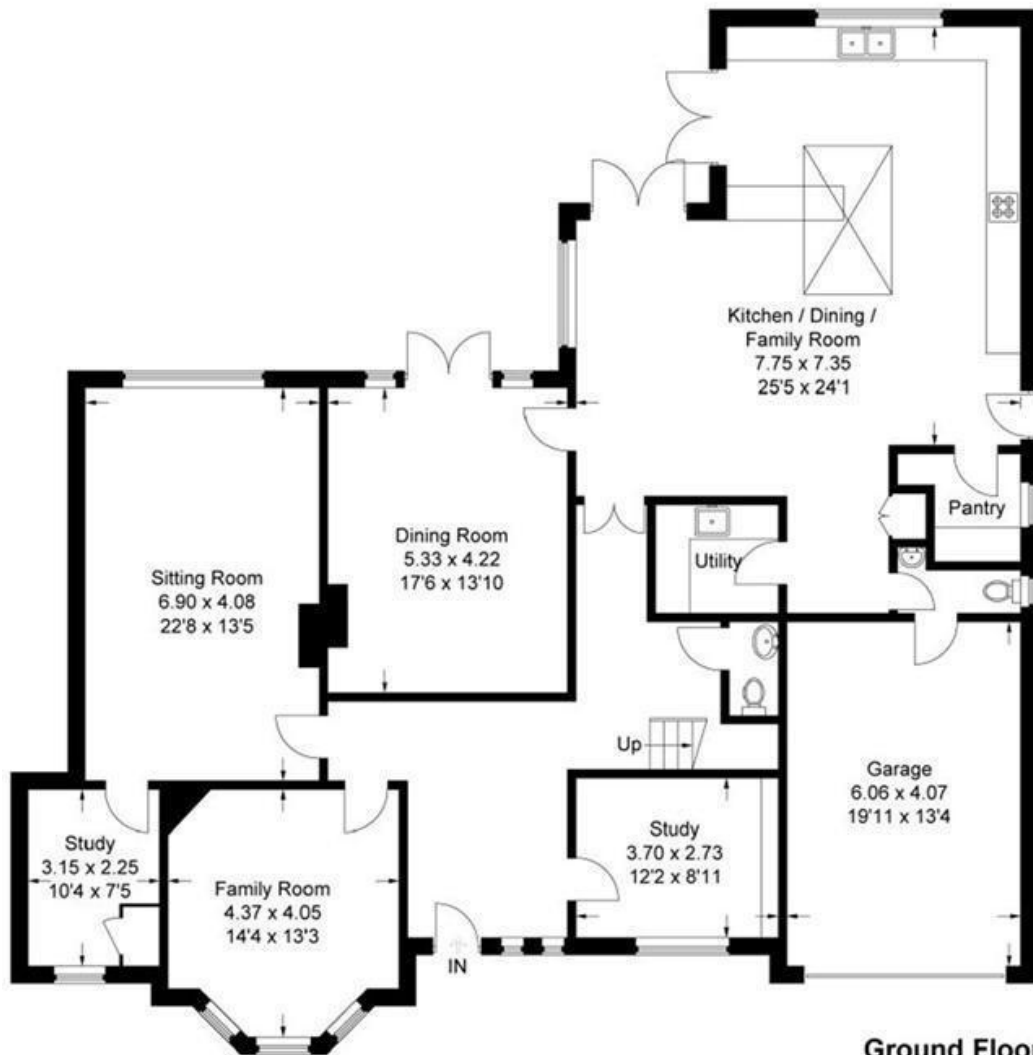
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(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		

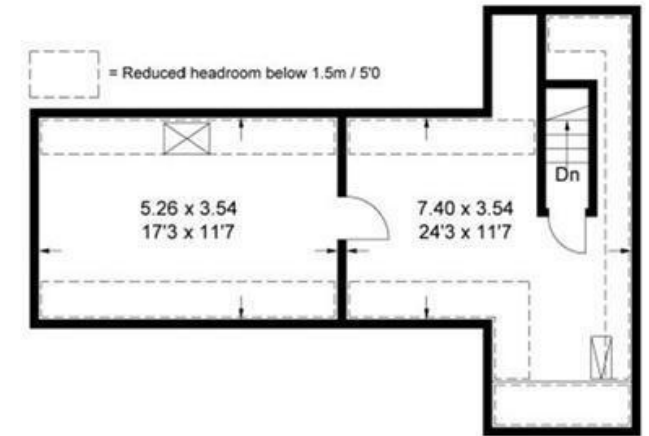
Property Location



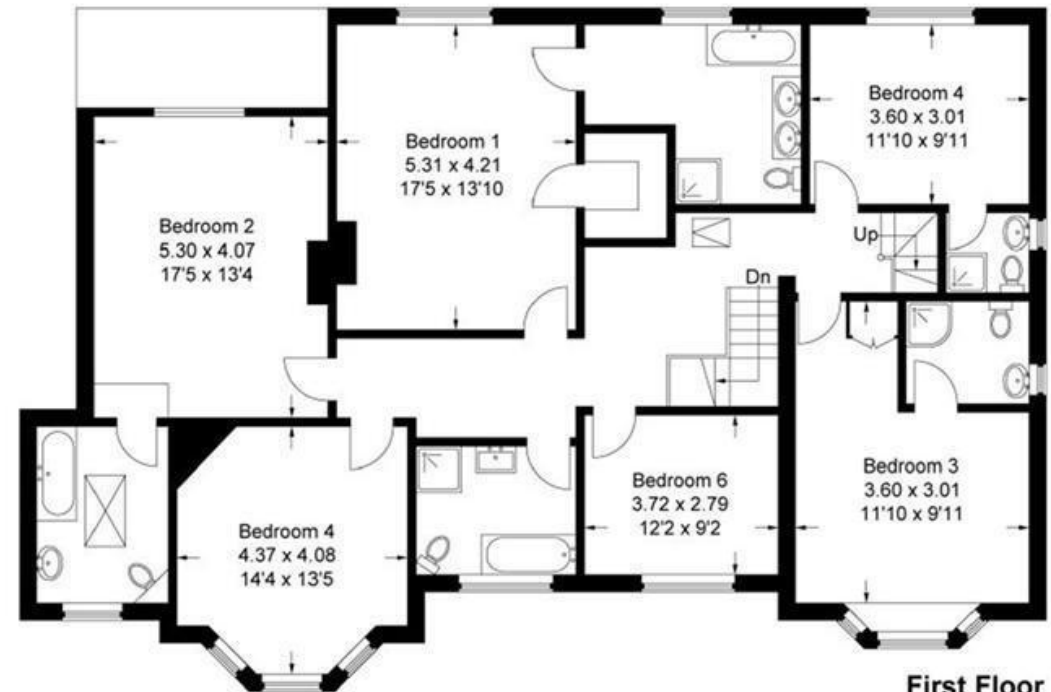
Approximate Gross Internal Area
 Ground Floor = 184.8 sq m / 1,989 sq ft
 First Floor = 163.7 sq m / 1,762 sq ft
 Second Floor = 45.9 sq m / 494 sq ft
 Garage = 25.3 sq m / 272 sq ft
 Total = 419.7 sq m / 4,517 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Oakwood
Estates