

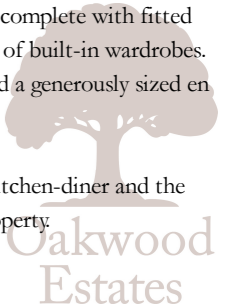


This exceptional Edwardian family home, brimming with character, is nestled in the highly coveted area of Gerrards Cross. Impeccably maintained and boasting superb condition, this residence offers spacious and luminous living spaces spread across three floors. The layout encompasses multiple living areas, a generously proportioned open-plan kitchen-diner, five double bedrooms, and three bathrooms. Set on an expansive private plot, the property enjoys enchanting gardens encompassing the front, side, and rear, granting picturesque views from every angle.

Approached via a sweeping carriage drive that accommodates multiple vehicles, the property welcomes you through a bright, airy, and spacious entrance hall. This hub provides direct access to the open-plan kitchen/family room, drawing room, dining room, and a convenient downstairs WC. Stepping into the capacious double-aspect drawing room, you'll encounter a captivating open fireplace and a large bay window, drenching the room in natural light. Adjoining the drawing room is a charming conservatory featuring floor-to-ceiling glass panels and elegant red stone tiling, offering a seamless connection to the lush garden outdoors. The dining room, also accessible from the entrance hall, is generously sized and illuminated, featuring another striking fireplace and ample room for a dining table and various seating arrangements. Completing the ground floor's living spaces is the spacious kitchen/family room, boasting dual-aspect windows that further enhance the sense of brightness and airiness. The lofty period feature ceilings add a touch of grandeur to the room. The kitchen is meticulously designed to complement the room's shape and offers abundant storage, complete with a built-in oven and custom units, including an island with provisions for a freestanding dishwasher and a sizable fridge-freezer. The original Aga, nestled in an elegant cove alongside additional storage cupboards, adds a touch of tradition and charm.

Ascending the wide staircase from the entrance hall, the first floor presents a central landing with access to bedrooms one, three, and six, as well as a separate WC and a family bathroom with a shower attachment above the bath. Bedroom one is a generously proportioned double bedroom featuring an en-suite bathroom with both a bath and shower. Bedroom six is a spacious single bedroom, while bedroom three is a double room complete with fitted wardrobes. Further along the landing, you'll discover bedrooms four and five, both sizable double rooms, with the added benefit of built-in wardrobes. Ascending to the second floor leads to bedroom two, a capacious loft conversion with room for a double bed, sofa, TV stand, and a generously sized en-suite shower room. There is also loft access available for additional storage if needed.

The mature garden envelops the house and is primarily laid to lawn, with a substantial decking area accessible from both the kitchen-diner and the conservatory, ideal for al fresco dining. Additionally, a detached garage can be accessed from the front of the property.



## Property Information

-  6 BEDROOM DETACHED
-  2 RECEPTION ROOMS
-  OPEN FIRE PLACES
-  DCGS CATCHMENT AREA
-  EPC- E
-  LARGE OPEN PLAN KITCHEN WITH AGA
-  WALKING DISTANCE TO GERRARDS CROSS STATION
-  CARRIAGE DRIVEWAY
-  3209 SQ FT
-  COUNCIL TAX- H

					
x6	x2	x3	x4	Y	N
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.

- 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

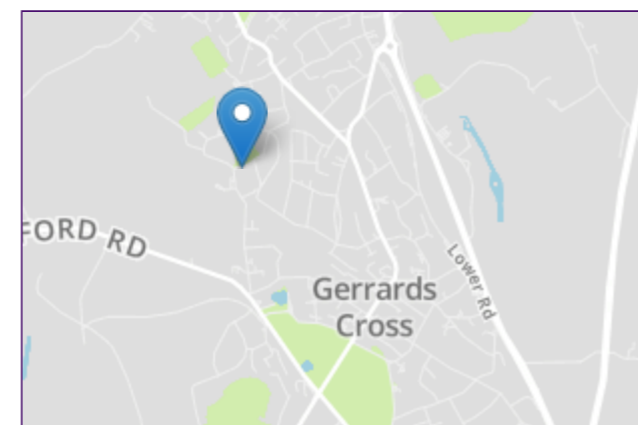
### Council Tax

Band H

## Floor Plan



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.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	