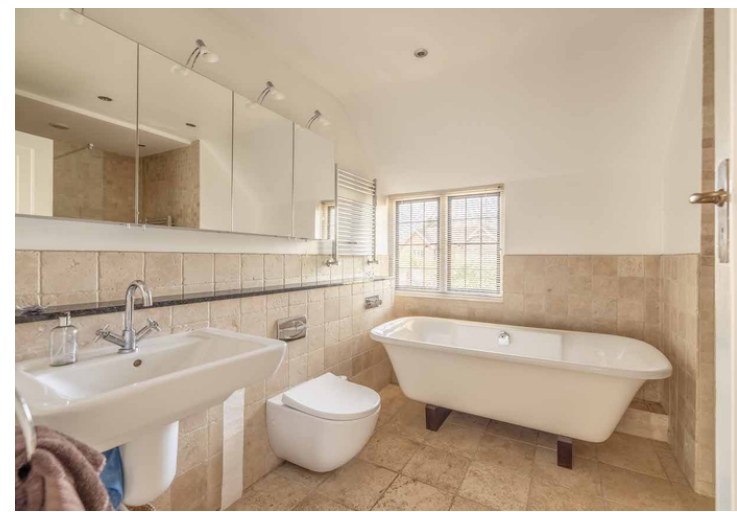
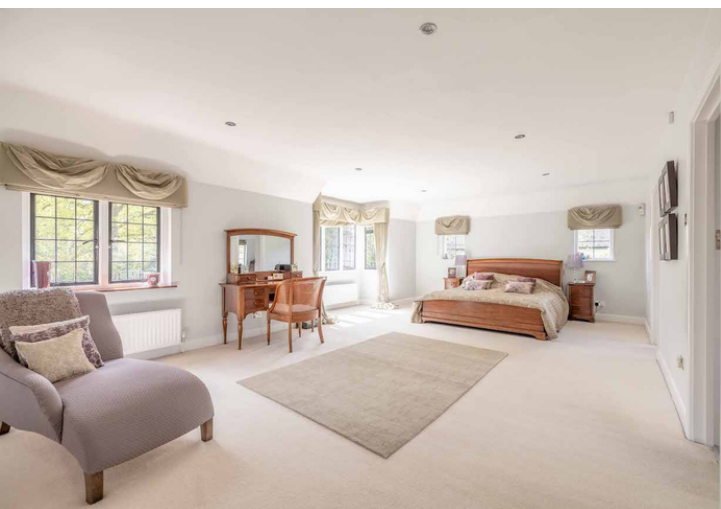




Dukes Wood Avenue,
Gerrards Cross









Dukes Wood Avenue,

Gerrards Cross



Located within the prestigious Dukes Wood Estate in Gerrards Cross, this six-bedroom character home offers spacious and versatile living across three floors.

A welcoming entrance hall leads to the heart of the home, an impressive open-plan kitchen, dining, and reception area. The dining space features hardwood flooring and front-facing windows, flowing seamlessly into a well-appointed kitchen with integrated Miele appliances, granite worktops, and an American-style fridge freezer. A connected reception room, bathed in natural light from a large south-facing bay window, offers the perfect space for relaxing or entertaining. The formal dining room features a character fireplace and two sets of French doors that open onto a generous rear terrace, creating a seamless indoor-outdoor flow. A separate main reception room with dual-aspect windows and a working wood-burning fireplace adds further charm. Also on this level is a versatile gym/office with its own entrance and French doors to the garden, offering potential as a self-contained annexe. A downstairs WC and utility room complete the ground floor.

The first floor, accessed via a bright turret staircase, houses four bedrooms. The spacious principal suite includes a large south-facing bay window, a private dressing room, and a luxurious en-suite with walk-in rainfall shower, bath, and underfloor heating. Two further south-facing double bedrooms and a large single (currently used as a study) share a well-appointed family bathroom.

On the second floor are two additional double bedrooms, one of which benefits from an en-suite with walk-in shower and ample eaves storage.

Externally, the home offers a substantial carriage driveway and a double garage with automatic doors offer ample off-street parking for up to eight cars. The mature south-facing rear garden is a standout feature. It is private and expansive, with a full-width patio, a large lawn, and a lodge-style terrace ideal for summer entertaining. A golf-course style irrigation system ensures the garden remains easy to maintain.

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

- Six Bedroom Detached House
- 4204 Sq Ft
- Walking Distance to Gerrards Cross Station
- Carriage Driveway
- EPC - D
- Three Bathrooms
- Sought after location
- South Facing Garden
- Double Garage
- Coucil Tax Band - H



x5

Bedrooms



x6

Reception
Rooms



x3

Bathrooms



x6

Parking
Spaces



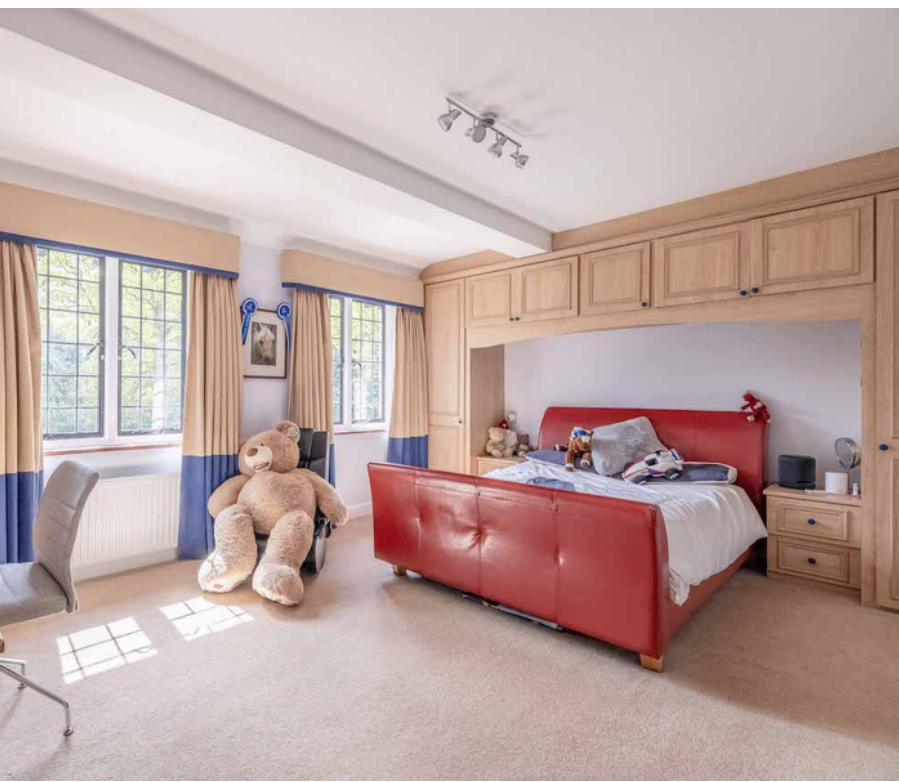
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Garden



Y

Garage



Marketing Office Contact Details



43, Packhorse Road, Gerrards Cross, SL9 8PE



01753 981326

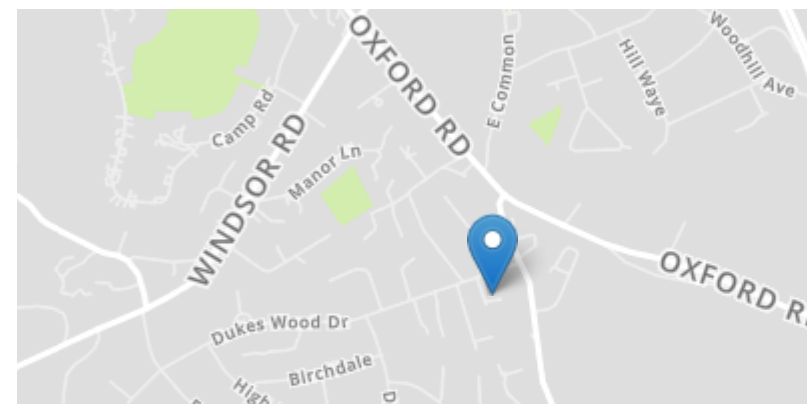


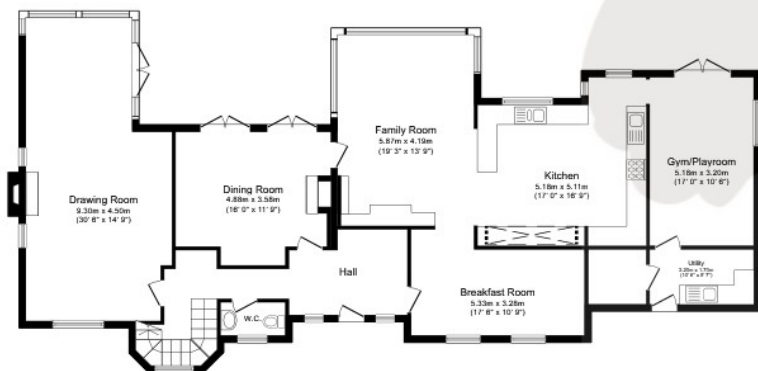
gerrardscross.enquiries@oakwood-estates.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(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

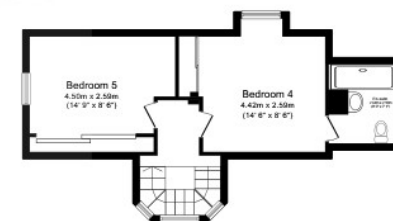




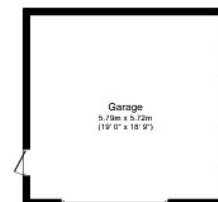
Ground Floor
Floor area 168.4 sq.m.
(1,813 sq.ft.)



First Floor
Floor area 145.9 sq.m.
(1,570 sq.ft.)



Second Floor
Floor area 43.1 sq.m. (464 sq.ft.)



Garage
Floor area 33.2 sq.m. (357 sq.ft.)

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Total floor area: 390.6 sq.m. (4,204 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



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