



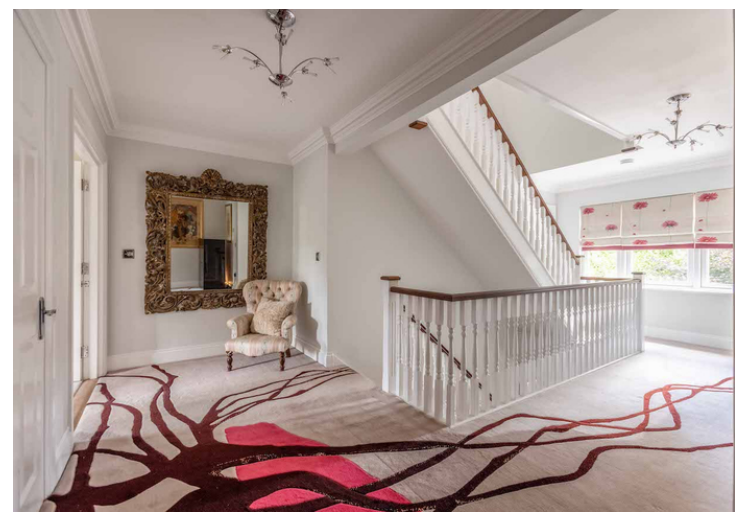
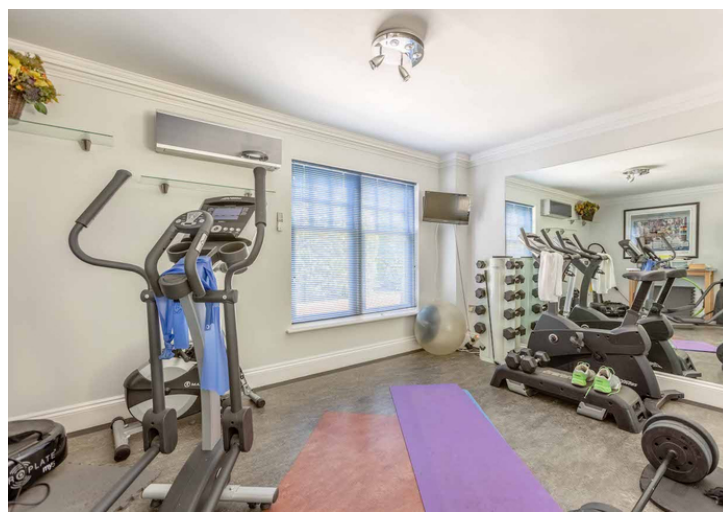
**Bull Lane,**  
Gerrards Cross

















Upon entering the property, you are welcomed by a grand and spacious entrance hallway, beautifully finished with marble flooring. To the left, a generous front-aspect dining room features striking sliding ostrich-skin doors that lead into the expansive living room. This elegant space boasts Brazilian Mahogany hardwood flooring and French doors that open out to the rear garden. The impressive open-plan kitchen is fully equipped with a large Range Master-style oven, six-ring gas hob, integrated microwave, and an American-style fridge freezer. There is also a sizeable seating area, complemented by marble flooring throughout. Just off the kitchen is a bright and airy family TV room, benefitting from French doors that also open to the rear garden. Both the ground and first floors benefit from underfloor heating, providing efficient, modern comfort throughout the main living areas and bedrooms. Completing the ground floor is a well-appointed utility/laundry room with direct access to the garden. Additionally, there is a spacious office with a front-aspect view, and a fully equipped home gym featuring air conditioning and side-aspect windows.

Ascending to the first floor, the landing is enhanced by a striking fibre optic light-up carpet. The principal bedroom is a substantial double, offering full-height built-in wardrobes, air conditioning, sash windows, and a luxurious en-suite bathroom with a bath, bidet, separate shower, and dual sinks. Bedroom Two is another large double with rear-aspect views, built-in wardrobes, and a generous en-suite comprising a bath, separate shower, and dual sinks. Bedrooms Three and Four are front-aspect doubles, each with their own en-suite and built-in storage. The second floor is serviced by radiator heating and offers two further rear-aspect double bedrooms (Bedrooms Five and Six), both with ample space for free-standing wardrobes. These rooms share a modern family bathroom with a shower bath and a Velux window. Completing the top floor is a versatile room that could serve as a gaming or media room, a seventh bedroom, or an additional home office.

Externally, the property sits on a generous 0.26-acre plot. The west-facing secluded rear garden is not directly overlooked, benefiting from trees and hedges predominantly laid to lawn and features a large patio area with electric awnings, ideal for outdoor entertaining.

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.

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

Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages. St Mary's CofE Primary School  
Maltman's Green School  
Thorpe House School  
Dr Challoner's Grammar School

Royal Grammar School  
John Hampden Grammar School  
Gayhurst School  
Gerrards Cross Church of England School  
Caldicott School  
Chalfont St Peter Church of England Academy  
Robertswood School  
St Joseph's Catholic Primary School  
Chalfonts Community College

We recommend contacting the local authority or individual school to ensure your child is eligible to attend the educational institution of choice.





## Key Features

- 6 Bedroom Detached Family Home
- Double Garage & Driveway
- Underfloor Heating on Ground and First Floor
- Walking Distance to Gerrards Cross Station
- 0.26 Acre Plot
- Games/Media Room/7th Bedroom
- Secure Electric Gates
- West Facing Rear Garden
- EPC- C and Council Tax Band- H
- 4736 Sq Ft



x6

Bedrooms



x3

Reception  
Rooms



x5

Bathrooms



x9

Parking  
Spaces



Y

Garden



Y

Garage

## Marketing Office Contact Details



43, Packhorse Road, Gerrards Cross, SL9 8PE



01753 981326

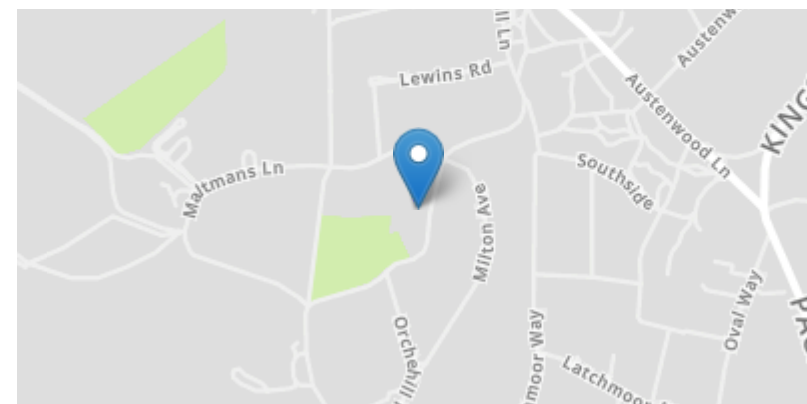


[gerrardscross.enquiries@oakwood-estates.co.uk](mailto:gerrardscross.enquiries@oakwood-estates.co.uk)

## EPC

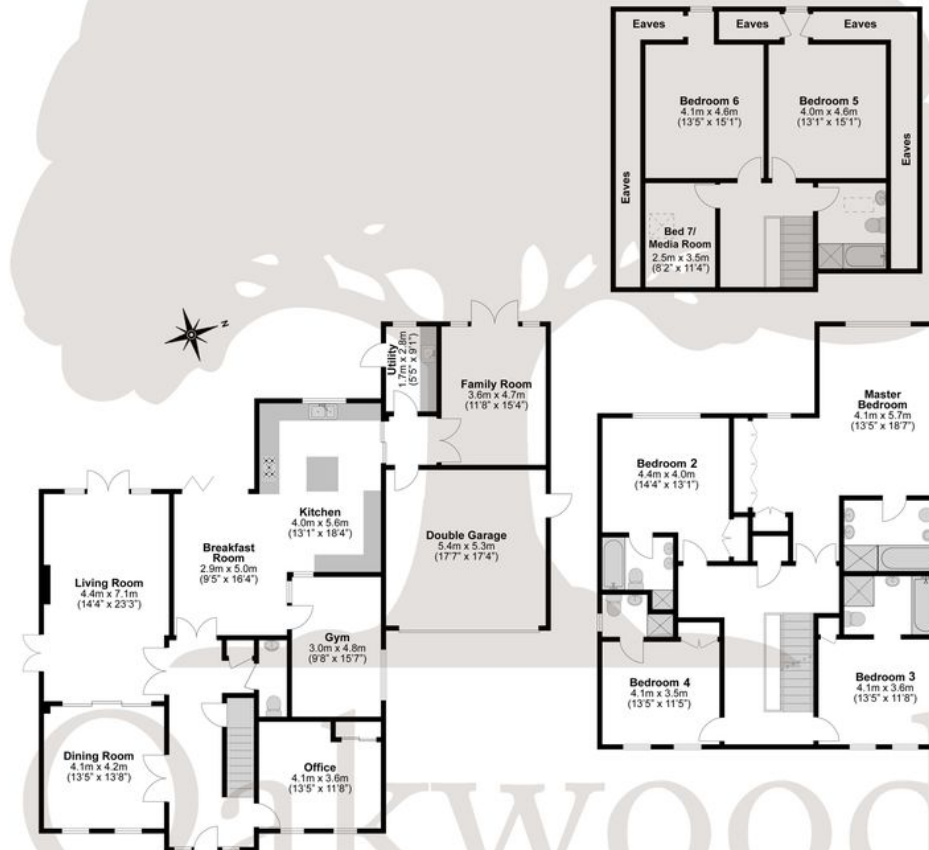
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Property Location





**Total Approximate Floor Area**  
4736 Square feet  
442 Square metres



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

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