



**Woodlands Close,**  
Gerrards Cross









# Woodlands Close,

## Gerrards Cross



Upon entering the property through the warm and inviting foyer, the high quality of craftsmanship becomes apparent with a bright hallway and sweeping staircase.

Immediately you are drawn to the spacious open-plan kitchen captivating you with its high level of finish, including; double Quooker taps, two ovens, warmers, dishwashers, and waste disposal. Furthermore, the kitchen also has a tea/coffee-making station with a sink, hot tap, under-counter fridge, and microwave. The quartz countertops and hand-painted units exude sophistication, and bi-fold and sliding doors lead to a sizable patio area. A separate pantry and utility room provide additional storage, with the utility room also as a convenient boot room. The large main reception room is beautifully presented with front and rear aspects benefits from air-conditioning and offers a perfect space for relaxation. Additionally, a snug/children's playroom, front aspect office space, WC, and a walk-in coat cupboard add to the functional charm and completes the extensive ground floor. The entire ground floor is serviced by underfloor heating controlled individually.

Moving to the first floor, the principal bedroom steals the spotlight with a walk-in wardrobe, Juliet balcony and an ensuite bathroom featuring a freestanding bath, large shower, stone unit, and stone basins. Bedrooms 2 and 3 boast walk-in wardrobes and ensembles with showers and heated towel rails. Bedroom 4 provides ample storage, and Bedroom 5, currently an office easily accommodates a double bed. A family bathroom with a shower, full-sized bathtub, and twin basins completes this level.

Ascending to the top floor, bedroom 6 currently serves as a cinema room but could be adapted into a bedroom. A bathroom with a shower, toilet, and basin caters to this floor's needs, and the loft storage area holds the potential for conversion into another bedroom.

Externally, the property presents a double garage and parking for 5 to 6 cars. The garage itself houses the wall-mounted data cabinet for router, CCTV, alarm, and TV distribution. The rear showcases a generously sized patio with porcelain tiles and wood sleepers. The lush garden, complete with a children's play area and rubber bark flooring, is easily accessible from both sides of the property. An outbuilding, undergoing a redesign as a bar area, includes mains electricity, hard-wired internet, and water connections.

### 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 centres, and a public swimming pool, there's something for everyone. The town centre 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.

Dr Challoner's Grammar School  
John Hampden School  
Royal 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

### Wifi

High-speed fibre internet capable of 900MBP






## Key Features

- Detached 6 Bedroom House
- 3 Reception Rooms
- High Spec and Modern Décor Throughout
- Quiet private road
- Council Tax Band- G
- 5 Bathrooms
- Double Garage
- Bar/Games Room
- Large open plan kitchen and living area
- Over 5,000 sq ft

					
<b>x6</b>	<b>x3</b>	<b>x5</b>	<b>x7</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>




## Marketing Office Contact Details

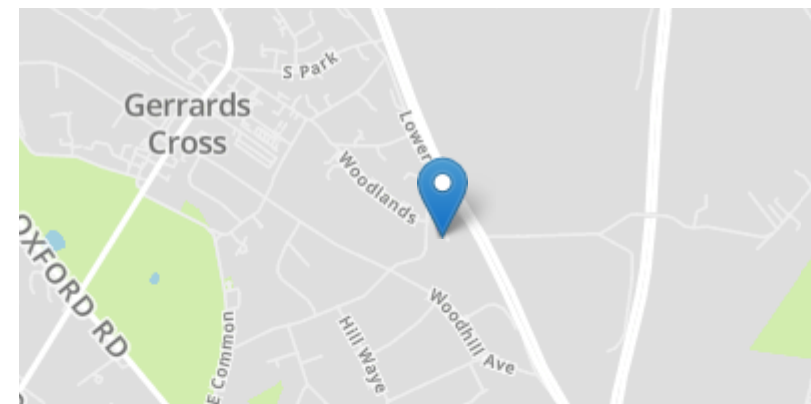
-  43, Packhorse Road, Gerrards Cross, SL9 8PE
-  01753 981326
-  gerrardscross.enquiries@oakwood-estates.co.uk

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		<b>80</b>	<b>83</b>

England, Scotland & Wales EU Directive 2002/91/EC 

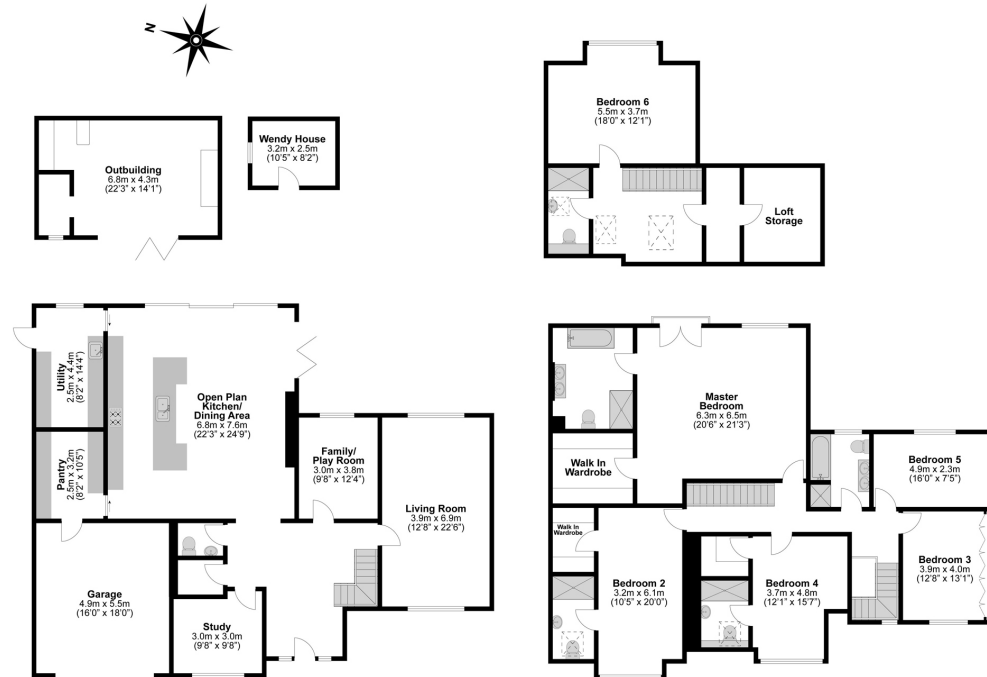
## Property Location





Total Approximate Floor Area  
5080 Square feet  
472 Square metres

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



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