

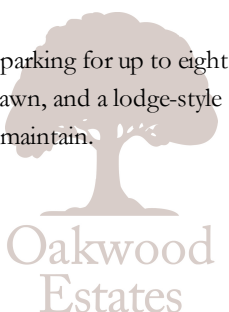
Located within the prestigious Dukes Wood Estate in Gerrards Cross, this six-bedroom character home offers spacious and versatile living across three floors.

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.



Property Information

-  SIX BEDROOM DETACHED HOUSE
-  4204 SQ FT
-  SOUTH FACING GARDEN ON 0.33 ACRE PLOT
-  DOUBLE GARAGE
-  COUCIL TAX BAND - H
-  THREE BATHROOMS
-  WALKING DISTANCE TO GERRARDS CROSS STATION
-  CARRIAGE DRIVEWAY
-  EPC - D



x6

Bedrooms



x6

Reception Rooms



x3

Bathrooms



x6

Parking Spaces



Y

Garden



Y

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 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.

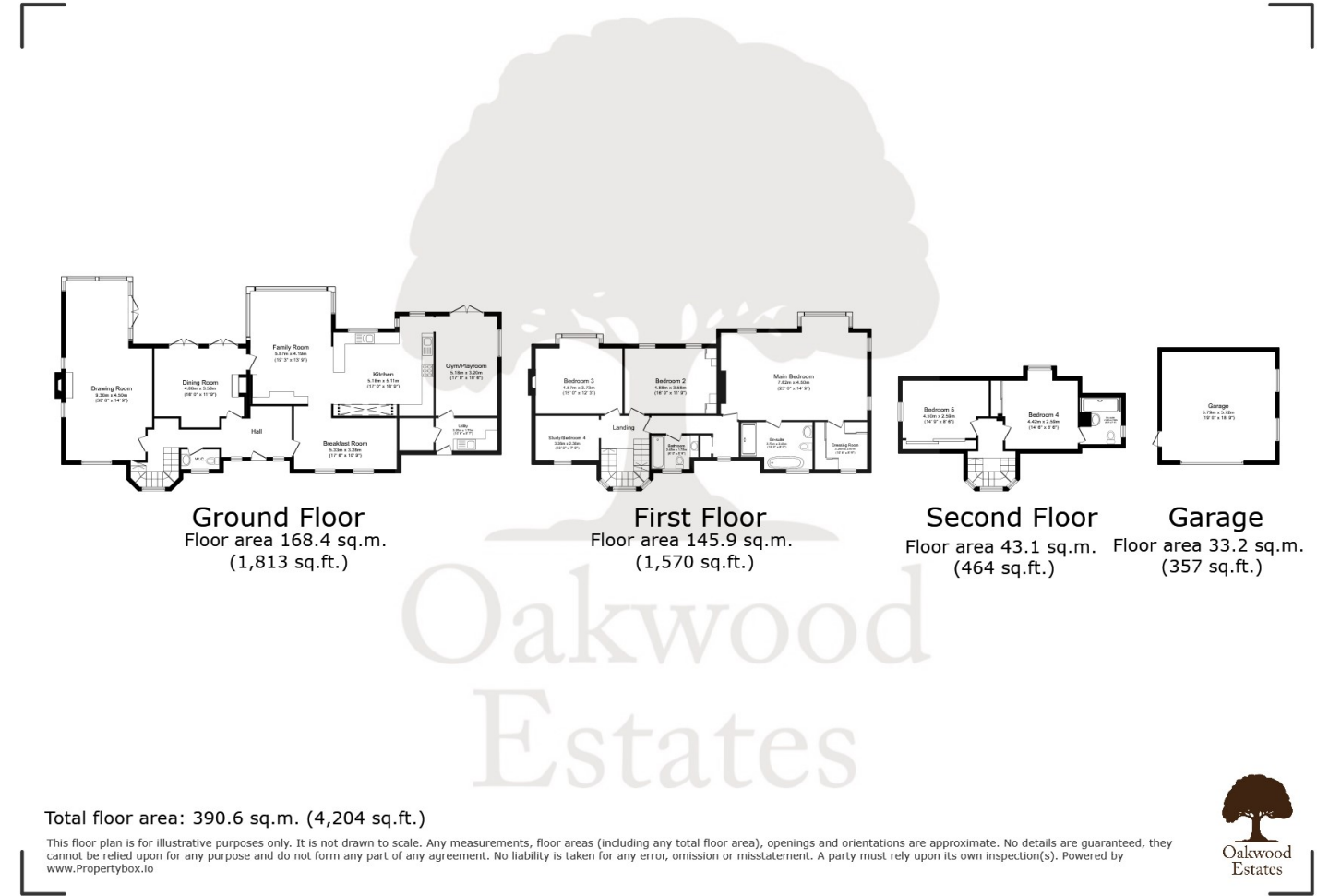
Schools

- 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

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.

