

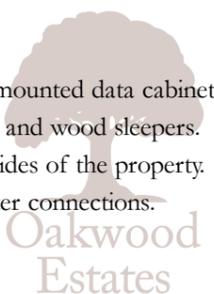


Upon entering you are greeted by the spacious open-plan kitchen captivates with double Quooker taps, two ovens, warmers, dishwashers, and waste disposal. Furthermore, the kitchen also has a tea-making station with a sink, hot tap, and microwave. The hand-painted units exude sophistication, and bi-fold and sliding doors lead to a large patio area. A pantry and utility room provide additional storage, with the utility room also as a convenient boot room. The main reception room, with front and rear aspects and air-conditioning, offers a perfect space for relaxation. Furthermore, a snug/children's playroom, front aspect office space, WC, and a walk-in coat cupboard add to the functional charm. The entire ground floor is serviced by underfloor heating with each room able to be controlled individually.

Moving to the first floor, the principal bedroom steals the spotlight with a walk-in wardrobe and an ensuite bathroom featuring a freestanding bath, large shower, and twin 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.



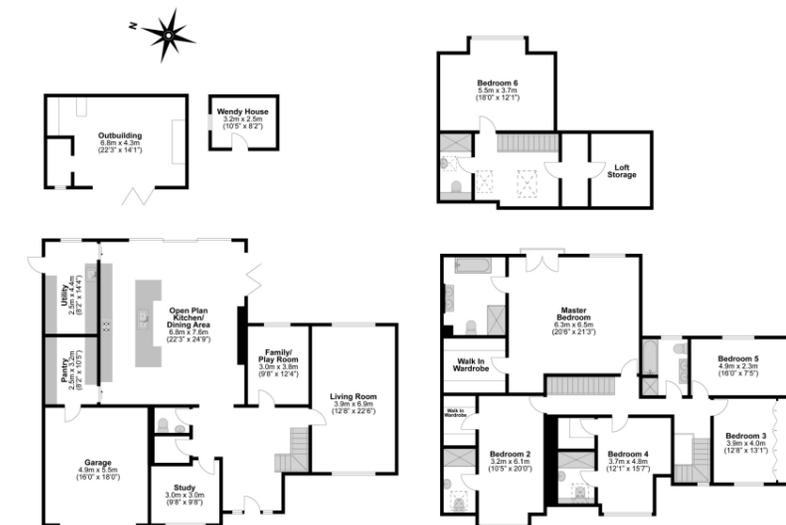
# Property Information

-  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

					
x6	x3	x5	x7	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

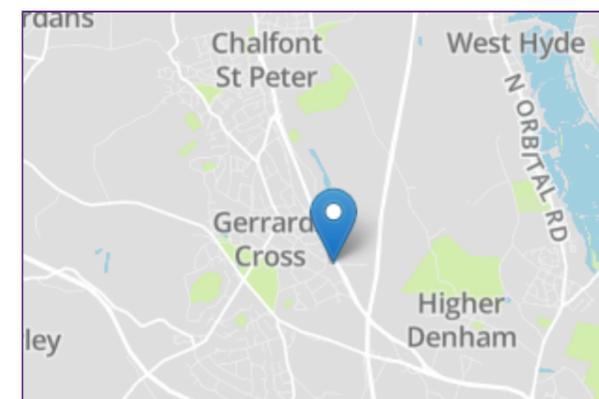
# Floor Plan

Total Approximate Floor Area  
5080 Square feet  
472 Square metres



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

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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.

- Berkhamsted School
- 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

## Wifi

High-speed fibre internet capable of 900MBP

## Council Tax

Band G