



Elegant family home in a secure gated development

Howards Wood Drive, Gerrards Cross, Buckinghamshire, SL9 7HN

Guide OIEO £1.5 million Freehold



Reception hall • 5 reception rooms • kitchen/breakfast room • utility room and study • 5 bedrooms and 4 bath/shower rooms • rear garden and self contained annexe • driveway and double garage • gated development

Local information

Gerrards Cross station 2 miles, Beaconsfield 6.3 miles, Heathrow (T5) 14 miles, London (Baker Street) 20 miles. All distances are approximate.

Gerrards Cross is a picturesque town offering comprehensive facilities which include an 'Everyman' cinema, supermarkets, independent shops and boutiques, and a good selection of cafes and restaurants. Sports enthusiasts are well catered for with two tennis clubs, squash club, football club and a cricket club. There are several golf clubs in the area including Gerrards Cross Golf Club, The Beaconsfield Golf Club (Seer Green) and The Buckinghamshire Golf Club (Denham).

Popular with commuters, communication links in the area are excellent; the M40 and M25 afford access to the M4, Heathrow and Gatwick airports and central London. Of particular note is Gerrards Cross station, providing a fast and regular Chiltern train link with London Marylebone and the London Underground (from 21 minutes at the time of writing).

Buckinghamshire is renowned for its choice and standard of schooling, both state and public. The county is one of the last to maintain the traditional grammar school system, of which Dr Challoner's Grammar School for boys (Amersham), Dr Challoner's High School for girls (Little Chalfont) and Beaconsfield High

School for girls (Beaconsfield) are the closest. Local independent preparatory schools include Thorpe House, Davenies, Caldicott (for boys), St. Marys and Maltmans Green (for girls) and Gayhurst for girls and boys.

About this property

An attractive and spacious family home ideally located in this secure gated development. The property is perfect for growing families, enjoying excellent reception space with five bedrooms, a lovely rear garden, double garage and with the benefit of a self contained annexe.

The ground floor offers excellent family space with most of the reception rooms accessed from the generous central reception hall. An elegant sitting room, with a feature fireplace and a box bay window overlooks the frontage, with doors opening into the conservatory to the rear, filled with light and overlooking the garden, with French doors on to the terrace. The kitchen/breakfast room, opening into the family room is the hub of the house and perfect for family life. Well appointed, the kitchen is comprehensively equipped with an excellent range of units complemented by granite worktops. Appliances include a five ring gas hob, extractor, double oven, dishwasher and with space for an American style fridge freezer. There is plenty of space for a dining table and the adjacent family room has French doors on to the garden. Just off the kitchen is a fully fitted utility





room, with a shower cubicle, space for appliances and door access to the garage. Completing the accommodation on this floor is a dining room to the front, a quietly situated study and a cloakroom off the reception hall.

On the first floor, the principal bedroom overlooks the garden to the rear, with a large walk in wardrobe and an en suite bathroom. There is a guest bedroom, with fitted wardrobes and an en suite shower room, while the remaining three bedrooms, two with built-in wardrobes, are served by a family bath/shower room.

Outside

Approached through communal electric gates giving access to the development, the property has an attractive frontage, with an area of lawn, planted borders and a driveway giving off street parking, together with a double garage. The rear garden enjoys a decked area adjoining the rear of the house, providing an ideal spot for outside dining and relaxation. The garden is predominately laid to lawn, with planted borders while fencing and mature trees give a good deal of privacy. Of particular note is the self contained annexe, accessed from the garden, comprising a sitting/bedroom room, fully fitted kitchen and en suite shower room.

Services

All mains services connected. Please note that none of the services have been tested.

Agents Note

You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Tenure

Freehold

Local Authority

South Bucks District Council

Council Tax

Band = H

Service Charge

£600 per annum

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills



Approximate Area = 260.6 sq m / 2805 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)

Garage = 18.0 sq m / 194 sq ft

Annex = 19.2 sq m / 206 sq ft

Total = 297.8 sq m / 3205 sq ft

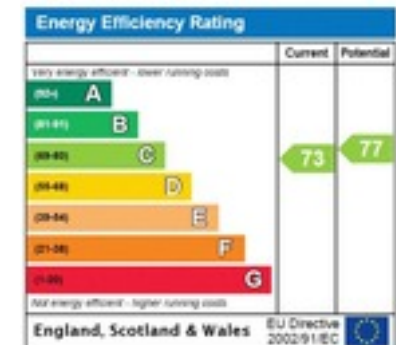
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