



Substantial 9 bedroom individual family residence

Windsor Road, Gerrards Cross, Buckinghamshire, SL9 7ND

Freehold





Reception hall • open plan kitchen/dining/sitting room • 3 further reception rooms • utility room and study • 9 bedrooms • 6 bath/shower rooms (5 en suite) • rear garden • gated driveway and garaging

Local information

Gerrards Cross 0.8 miles, M40 (J2) 3.5 miles, Beaconsfield station 5 miles, Heathrow (T5) 13 miles, central London (Baker Street) 19 miles.

The property is ideally situated in picturesque Gerrards Cross and within 0.8 miles of the mainline station which provides regular services to London Marylebone, with fast trains from 20 minutes. Popular with commuters, communication links in the area are excellent with the M40 and M25 nearby, providing access to Heathrow and Gatwick airports and central London. Gerrards Cross offers a wealth of facilities which include an 'Everyman' cinema, supermarkets and a selection of cafes and restaurants.

Sports enthusiasts are well catered for with tennis, riding, squash, golf, cricket, rugby and football clubs in the area.

Buckinghamshire is renowned for its choice and standard of schooling, both state and public. In particular, Gerrards Cross and the surrounding area boasts a number of highly regarded independent schools for boys and girls. These include Thorpe House, Gayhurst, Davenies and Caldicott, Maltmans Green, St Mary's, Godstowe, High March and Wycombe Abbey, to name a few. The county is one of the last to maintain the traditional grammar school system with schools including Beaconsfield

High School (Beaconsfield) and Dr Challoner's High School (Amersham) for girls and Royal Grammar School (High Wycombe), Dr Challoner's Grammar School (Amersham) and John Hampden (High Wycombe) for boys.

All distances and times are approximate and correct at time of writing.

About this property

An imposing substantial family residence which offers superb and flexible accommodation over three floors. The house benefits from concrete floors to all levels, triple glazed windows with integral electric venetian blinds, building management system, air conditioning in a number of rooms, integrated AV system, underfloor heating and CCTV.

The beautiful reception hall features an impressive staircase as a centrepiece, leading to the galleried landing above. The large open plan kitchen/dining/sitting room is a vast, wonderful family space and the heart of the home. Wide sliding doors give wonderful garden views and open on to the terrace. The kitchen itself is comprehensively fitted with luxury units complemented by stone worktops and Gaggenau appliances. Located off the kitchen is a utility room with storage and incorporates a prep kitchen. Also on the ground floor is a games room, again with doors to the terrace and enjoying



views over the garden, and a stunning cinema room. Lying to the front of the house is a further reception room and a study.

On the first floor is a generous principal bedroom complete with an en suite bathroom and two walk in wardrobes. There are four further bedrooms all with en suite bath/shower rooms. A laundry room located on the landing completes the accommodation on this floor. The second floor comprises a family bath/shower room and four further bedrooms, which offer great versatility.

Outside

The property is approached through electric gates over a driveway with ample parking and a detached garage with two parking bays. There is potential to provide ancillary accommodation above the garage with the usual planning consents. The rear garden is mainly laid to lawn and enjoys a south easterly aspect. A terrace area adjoins the rear of the house giving the perfect space to relax or entertain. The garden is enclosed with mature trees providing a good deal of privacy.

EPC = B

Agents Note

Images taken in July 2019

Tenure

Freehold

Local Authority

South Bucks District Council

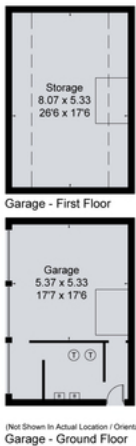
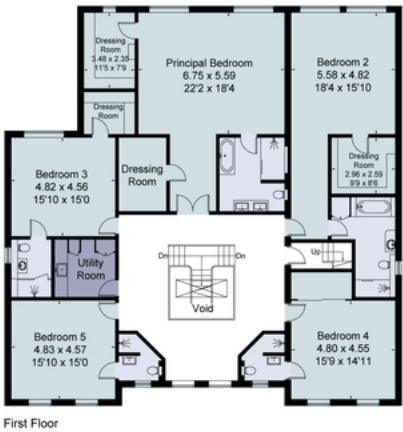
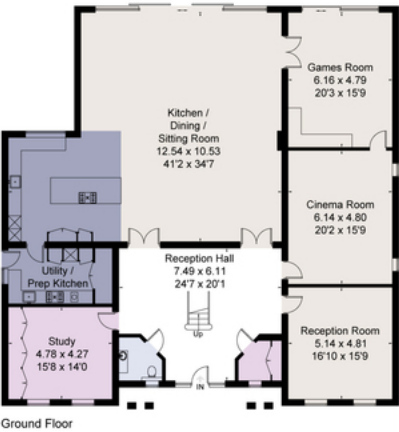
Viewing

Strictly by appointment with Savills

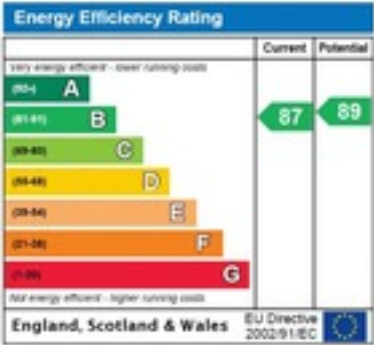




Approximate Area = 750.5 sq m / 8078 sq ft (Excluding Voids)
Garage = 86.2 sq m / 928 sq ft
Total = 836.7 sq m / 9006 sq ft
Including Limited Use Area (20.8 sq m / 224 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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