



Beautifully presented individual family home

Windsor Road, Gerrards Cross, Buckinghamshire, SL9 7NL

Freehold





Reception hall • 4 reception rooms • kitchen/breakfast room and utility room • 6 bedrooms • 5 bath/shower rooms (4 en suite) • triple garage and self contained annexe • gated driveway • front and rear gardens

Local information

Gerrards Cross station 1 mile, M40 (J2) 3.3 miles, Beaconsfield 5.3 miles, Heathrow (T5) 14 miles, central London (Baker Street) 19.6 miles.

The property is ideally situated in picturesque Gerrards Cross and about a mile from 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.

Times and distances are approximate and correct at the time of writing.

About this property

An impressive family home, built in 2005 by local renowned developer Mentmore Homes, finished to an exceptionally high standard throughout. This light and luxurious house offers beautifully presented accommodation arranged over three floors together with a triple garage and a self contained office/annexe. The house has been well designed to ensure that the accommodation is equally suited to both family living and more formal entertaining. Features include marble flooring, elegant sash windows, high ceilings, programmable lighting system, concrete flooring, ventilation system and underfloor heating throughout the ground floor.

The spacious, elegant reception hall with marble flooring creates a wonderful first impression. A stunning marble staircase with glass balustrade leads to the first floor and a galleried landing. The light and spacious feel continues throughout the house. Both the study and sitting/TV room lie to the front of the house overlooking the frontage. The



sitting/TV room also features an attractive stone fireplace with a gas fire. The drawing room is of wonderful proportions overlooking the garden and with French doors opening on to the terrace. A stone fireplace with a gas fire provides a lovely central feature and double doors lead into the adjacent dining room, again with delightful garden views. The kitchen/breakfast room is very much the hub of the house and perfect for family living. The kitchen is bespoke fitted with a comprehensive range of units, with cherry frames and birdseye maple inset panels, complemented by honed granite worktops. Part of the ceiling is vaulted with a velux window flooding the kitchen area with natural light. Integrated appliances include a double oven, microwave, five burner gas hob, extractor, dishwasher and space for an American style fridge freezer. A large island incorporates a breakfast bar providing relaxed seating. The dining area is generous, with French doors out on to the garden, and there is plenty of room for a good sized dining table. A utility room lies just off the kitchen with storage units, granite worktop and is equipped with a washing machine and tumble dryer, and a door gives access to a boiler room.

On the first floor the impressive galleried landing is spacious with views over the frontage. The principal bedroom overlooks the garden and features a fully fitted dressing room, with an en suite bathroom with a separate shower and twin hand basins. There is also a guest suite with a dressing room and en suite shower room, with two further bedrooms on this floor, both with fitted

wardrobes and en suite bath/shower rooms. Stairs lead up to the second floor with a further bedroom, with fitted wardrobes and a bathroom. Extending the length of the house is a large room offering a wonderful flexible space, which could be an additional bedroom or would be ideal as a games room or for staff accommodation.

Outside

The property is approached through electric gates onto a driveway providing ample parking and a triple garage. The front of the property has a wooded feel with a variety of mature trees and an area of lawn. A real highlight of the property is the self-contained annexe, located above the garage and with a separate entrance, currently used as a working office. The room features a kitchenette area and a shower room. The house is set back from the road and there is access to the garden from both sides. The rear garden is predominately laid to lawn with beds and borders and enjoys a south easterly aspect. A terrace adjoins the rear of the house and opens into a large seating area giving the ideal spot for outside entertaining. The garden features a greenhouse and is enclosed with fencing and mature trees.

EPC = C

Services

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

Tenure

Freehold

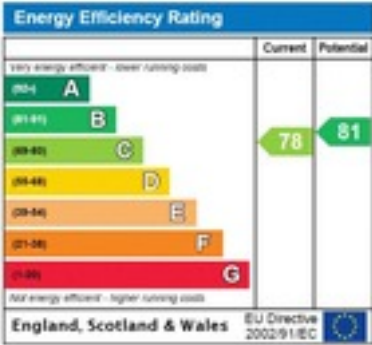




Approximate Area = 504.8 sq m / 5434 sq ft (Excluding Void)
Garage = 92.1 sq m / 991 sq ft
Total = 596.9 sq m / 6425 sq ft
Including Limited Use Area (20.4 sq m / 219 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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