

# Hamptons

INTERNATIONAL



**2 Dukes Kiln Drive, Gerrards Cross, SL9**

5  3  4 

GUIDE PRICE

**£1,500,000**

**(£1,500,000)**

## Property details

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### Key features

- **Private road**
- **2907 sq. ft. main house**
- **Separate 832 sq st detached home**
- **Attached double garage**
- **Five double bedrooms**
- **Requires a degree of modernisation**
- **Kitchen/Dining Room**
- **Light & spacious reception rooms**
- **Mature west facing gardens**
- **Level 0.32 acre**

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## Description

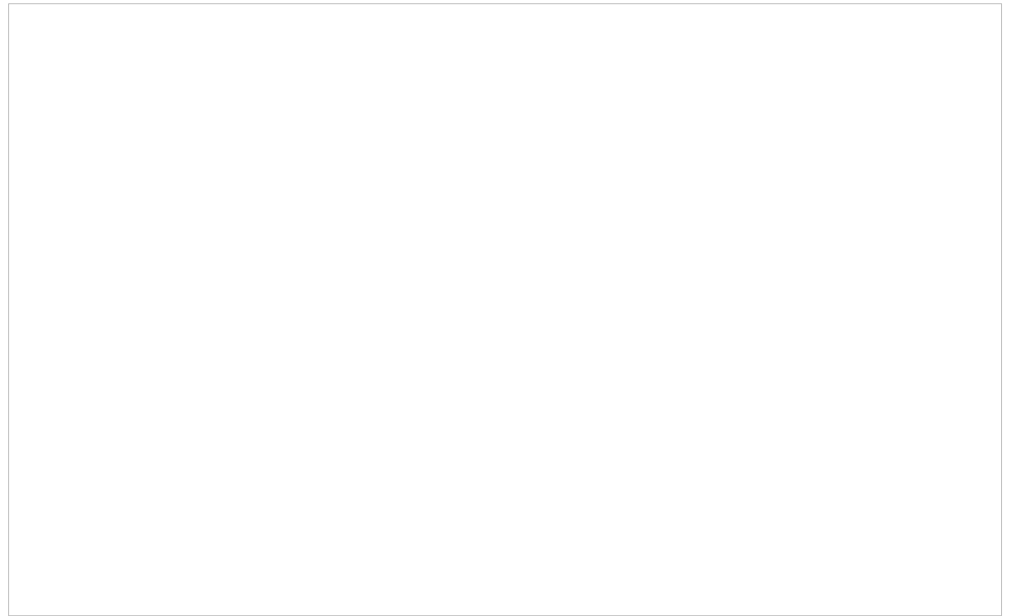
On the market for the first time in 40 years is this five bedroom detached family home with generous parking, a detached office building, spacious reception rooms and a mature private west facing garden. Offered with No chain. Located on a private road and in mature grounds, the house is positioned centrally in a level 0.32 acre plot. The generous sized rooms are flooded with natural light making this the perfect home for entertaining and modern living. Laid out across two floors and 3739 sq ft, the width of the house affords double aspects to some of the principal rooms. There are five spacious double bedrooms and three bathrooms on the first floor. On the ground floor, there is a triple aspect sitting room, a kitchen dining room, a study, a family room and a utility. The attached double garage is to the right hand side of the house. At the entrance, there is a versatile office with a cloakroom. There is excellent development potential under permitted development or planning permission. Bespoke air conditioning has been installed in multiple rooms and bedrooms in the main house. Outside Approaching through gates, the house is positioned centrally on its large 0.32 acre plot. There is a double garage on the right hand side and tarmac driveway for multiple vehicles. The large west facing private rear garden is a real feature of the house and it is mainly laid to lawn. The borders of the garden are screened by mature trees and hedges, and the property is located next to a private woodland. The garden enjoys great privacy and seclusion from neighbours. Situation Surrounded on this private road, by other significant residential houses, which has the benefit of no through traffic, the house lies under 1 mile from Gerrards Cross town centre. The town offers a range of shopping facilities, including M&S, Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, an Everyman cinema, several parks, commons and a community library. Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham) or Junction 2 M40 (Beaconsfield), linking to the M25, M1, M4, and Heathrow/Gatwick airports, whilst the station boasts a fast Chiltern Rail link to London Marylebone. Property Ref Number: HAM-31008 Additional Information South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including in the current catchment area, Gerrards Cross Primary School (rated Outstanding by Ofsted), Beaconsfield High School for girls; Dr Challoners High School for girls; Dr Challoners Grammar School for boys; Royal Grammar School High Wycombe for boys; John Hampden Grammar School for boys and Chesham Grammar School (mixed). Nearby independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green.











# Floor plan

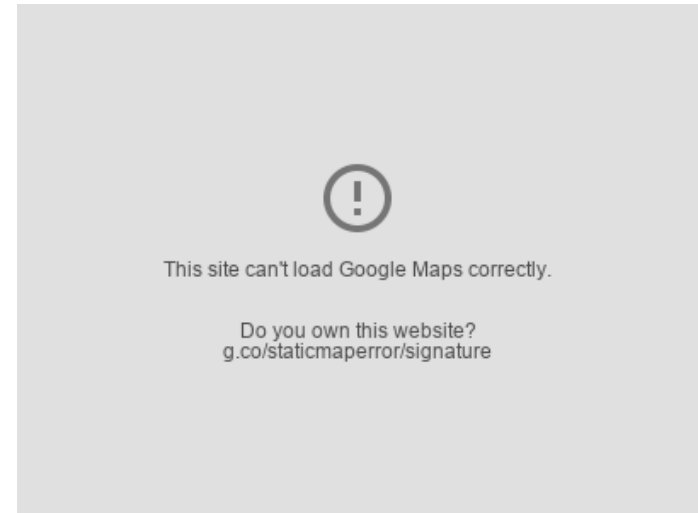
Outbuilding / Garage = 77.3 sqm / 833 sq ft  
Total = 347.4 sqm / 3739 sq ft  
Including Limited Use Area (12.8 sqm / 138 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)

# Location

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