

# Hamptons

INTERNATIONAL



**Dukes Wood Drive, Gerrards Cross, SL9**

5  4  5 

GUIDE PRICE

**£2,750,000**

**(£2,750,000)**

## Property details

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### Key features

- **NO CHAIN**
- **detached**
- **screened front garden with lighting**
- **gated**
- **generous parking**
- **gym**
- **spiral wine cellar**
- **main lounge with cinema screen & 1**
- **games room with underfloor heating**
- **fully fitted study**

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## Description

Originally built in the 1930s, this handsome family home retains much of its exterior charm yet has the convenience of a superb layout & interior to suit the needs of a modern family. A handsome & exceptionally well renovated country house set in generous gated grounds on one of premier roads in the town. The impressive and well flowing accommodation comprises 5 bedrooms (including a stunning main bedroom suite with dressing area and guest bedroom suite, feature 28' x 29' Kitchen with Breakfast area, 24' formal Sitting Room with Dining Room off, home Gym and fully fitted Study for home working and 23'5 Family Room with views across the stunning garden. Well located a level walk into Gerrards Cross town centre with its superb train station (London Marylebone 18\* minutes). Outside the property sits on a generous private plot, landscaped & well screened to the front by mature hedging. Approached through automated electric gates, there is a large and sweeping gravelled driveway offering generous parking & access to the integrated 32' double garage. The rear garden is a particular feature, being long, level and private. Designed for a family with large patio terrace for al fresco entertaining and large expanse of lawn. Situation Gerrards Cross town offers a range of shopping facilities, including Waitrose and Tesco, a host of independent stores, restaurants, public houses, an Everyman cinema, East & West Common and a community library. Ideal for the commuter, the motorway network can be accessed at nearby 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 (\*18 minutes). Property Ref Number: HAM-9803 Additional Information Buckinghamshire is renowned for its excellent range of schooling both state and independent - further information can be sourced via [www.buckscc.gov.uk](http://www.buckscc.gov.uk), [www.chiltern.gov.uk](http://www.chiltern.gov.uk), [www.southbucks.gov.uk](http://www.southbucks.gov.uk), [www.ofsted.gov.uk](http://www.ofsted.gov.uk) or [www.schools-search.co.uk](http://www.schools-search.co.uk) (using the Postcode SL9 7LL).



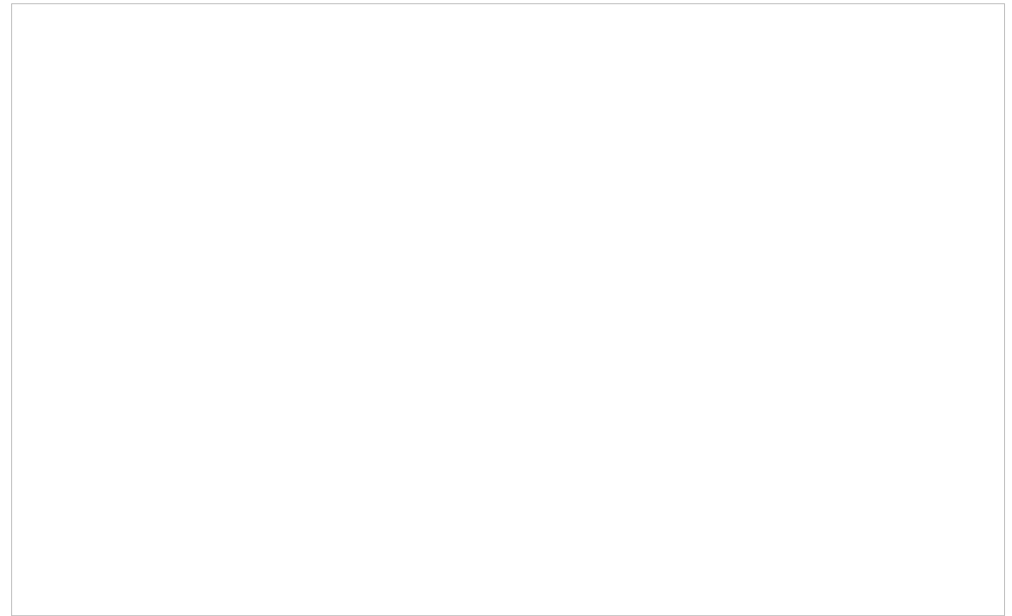










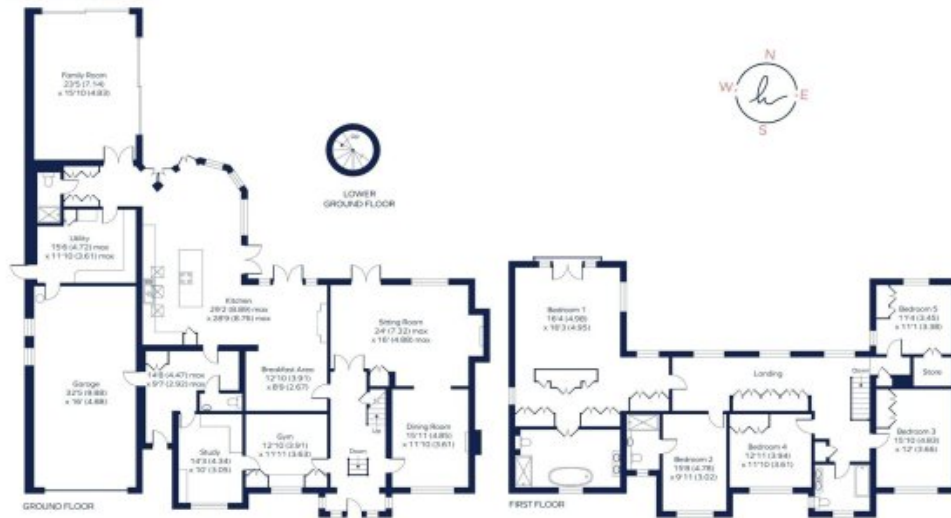


# Floor plan

Approximate Area = 4581 sq ft / 425.5 sq m  
 Garage = 520 sq ft / 48.3 sq m  
 Total = 5101 sq ft / 473.8 sq m

For identification only - Not to scale

Legend  
 = Reduced headroom below 1.5m



**Certified** Floor plans are retained in accordance with RICS Property Measurement Standards incorporating

# Location

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