

Hamptons

INTERNATIONAL



15 Vicarage Way, Gerrards Cross, SL9

7  7  4 

GUIDE PRICE

£3,000,000

(£3,000,000)

Property details



Key features

- **Detached House**
- **Seven bedrooms**
- **Six bathrooms**
- **Wrap around garden**
- **Double garage**
- **Cinema room**
- **Gym**
- **Outbuilding**
- **Smart home - lighting av in each ro**
- **Approx. 8**

15 Vicarage Way, Gerrards Cross, SL9

7 7 4

GUIDE PRICE

£3,000,000

(£3,000,000)

Description

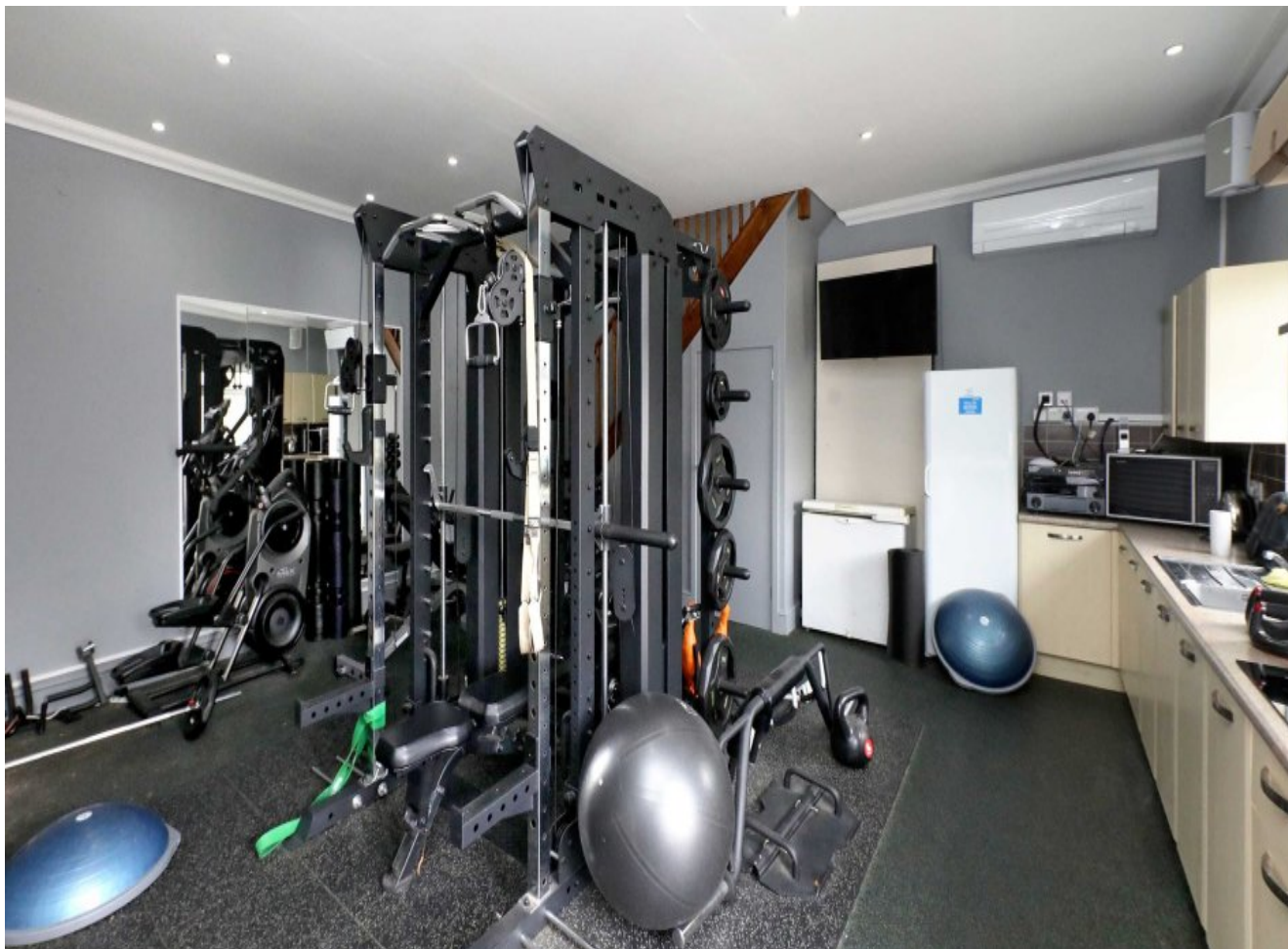
Situated on one of the most prestigious residential roads in Gerrards Cross, this beautifully presented property tastefully blends the original character with modern luxury, featuring underfloor heating and air conditioning. Upon entering, the welcoming hallway, adorned with elegant tiled flooring, provides access to the first floor, a guest cloakroom, drawing room, orangery, kitchen/breakfast room, and multiple living spaces. The drawing room serves as the heart of the home, centered around a striking modern fireplace. The kitchen is equipped with high-specification Miele integrated appliances and a spacious kitchen island, which flows effortlessly into the orangery. Floor-to-ceiling bi-fold doors create a seamless transition to the beautifully landscaped gardens, offering an abundance of natural light for a perfect indoor-outdoor living experience. On the first floor, six generously proportioned double bedrooms each benefit from their own modern en-suite bathrooms. The principal bedroom, extends over 20 feet in length enjoys views over the gardens and includes fitted wardrobes, a dedicated study area, and a luxurious en-suite. Air conditioning in the main living areas and first-floor bedrooms ensures year-round comfort, whilst Lutron lighting and an integrated music system are effortlessly managed through the Control 4 system. Outside The property is approached via a spacious, brick-paved driveway providing secure gated parking for multiple vehicles. The rear garden features an expansive patio and meticulously landscaped wrap-around garden, offering ample space for alfresco dining and entertaining. A detached studio provides versatile space for a home office, while the converted double garage serves as a home gym, complete with air conditioning and surround sound speakers. Situation Gerrards Cross, located approximately 25 miles from Central London, is a highly sought-after town offering a wealth of amenities, all within close proximity to the property. The area benefits from excellent transport links, with access to the M25, connecting seamlessly to the M1, M4, and Heathrow/Gatwick airports. Property Ref Number: HAM-1003 Additional Information Council Tax Band: H Local Authority: Buckinghamshire Council This exceptional residence perfectly balances modern convenience with classic elegance, offering a rare opportunity to reside in one of Gerrards Cross's most desirable locations. Education South Buckinghamshire is renowned for its exceptional educational institutions. The property falls within the catchment area for outstanding state schools, including Gerrards Cross Primary School, Beaconsfield High School (girls), Dr Challoner's High School (girls), Dr Challoner's Grammar School (boys), Royal Grammar School High Wycombe (boys), John Hampden Grammar School (boys), and Chesham Grammar School (mixed). Notable independent schools nearby include St Mary's, Thorpe House, Gayhurst, and Maltman's Green.







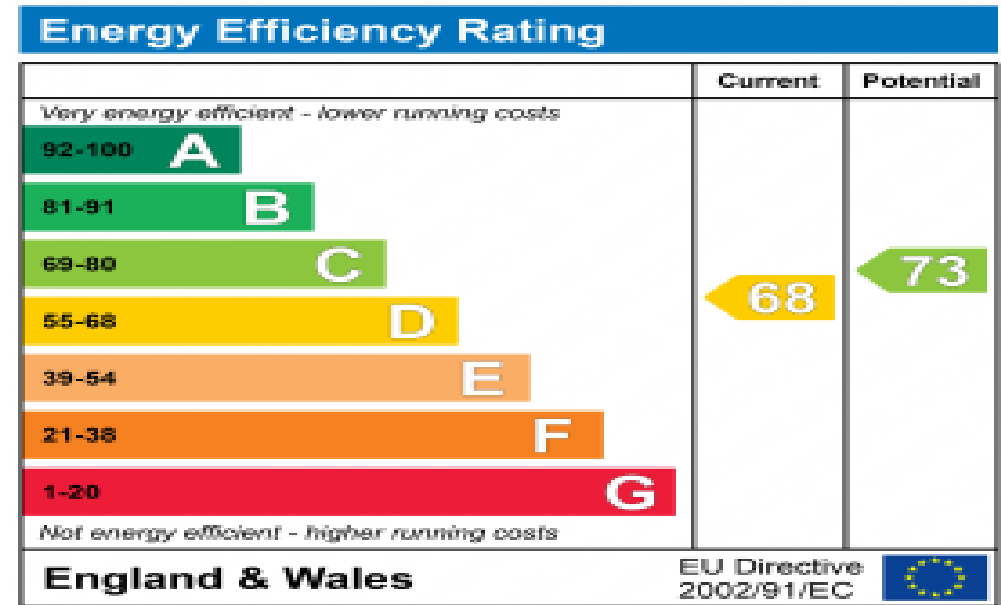












Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com