

# Hamptons

INTERNATIONAL



**Maltmans Lane, Gerrards Cross, SL9**

5  4  4 

GUIDE PRICE

**£2,300,000**

**(£2,300,000)**

## Property details

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### Key features

- Close to Schools
- Gated
- Private Plot
- Executive Home

## Maltmans Lane, Gerrards Cross, SL9

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**£2,300,000**  
(£2,300,000)

## Description

Situated on the highly desirable Maltmans Lane, one of Gerrards Cross's most sought-after residential areas, The Chilterns is a truly beautiful family home offering space, elegance, and complete privacy. The property enjoys a peaceful setting while remaining conveniently close to excellent schools and the town centre, making it ideal for modern family living. Upon entering the home, you are welcomed into a spacious entrance hall. The ground floor has a impressive kitchen diner, garden room overlooking the rear garden, Further formal dining room, a comfortable family room, a separate snug, and a dedicated home office. A practical utility boot room provides external access, while also connecting internally to the garage. A downstairs WC completes the ground floor accommodation. The first floor has a generous landing leading to five well-proportioned bedrooms. Four of these bedrooms benefit from en suite facilities. One of the bedrooms is served by a Jack and Jill en suite, which also functions as the family bathroom. Outside The Property is accessed through electric gates, opening onto a large driveway. The property sits within a private and secluded plot, enclosed by mature hedging. To the rear, the well-sized landscaped garden offers an attractive and peaceful outdoor space. Situation The property is situated close to the centre of Gerrards Cross. This popular village sits within easy reach of Central London and offers a wide range of day-to-day amenities, including supermarkets, restaurants, a cinema and a community library. Great schooling and Gerrards Cross station provides fast rail services to London Marylebone. Property Ref Number: HAM-64145



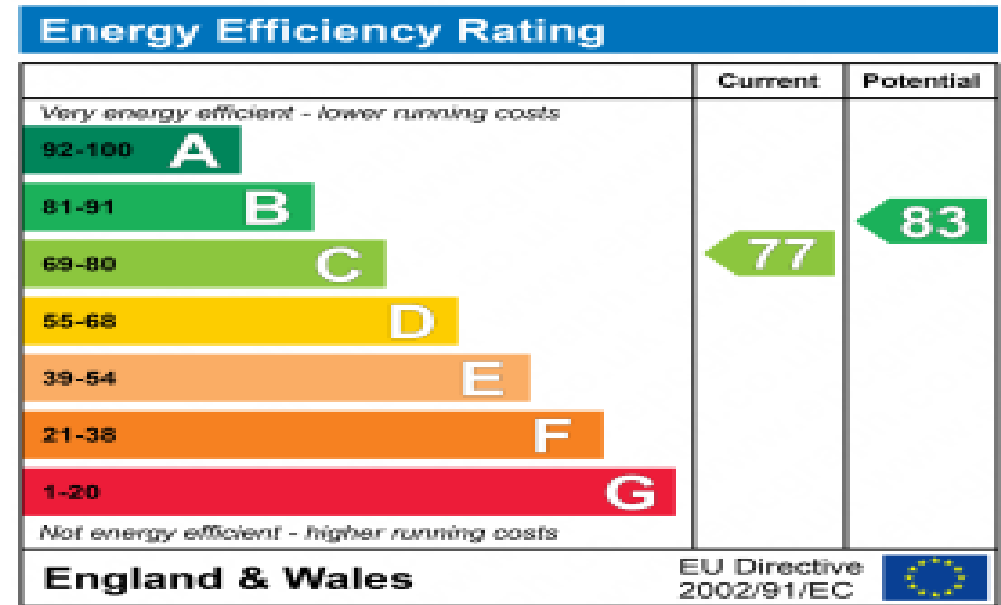












# Floor plan

Approximate Area = 2993 sq ft / 278 sq m  
Garage = 294 sq ft / 27.3 sq m  
Total = 3287 sq ft / 305.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location

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