



Highmoor

63, Camp Road, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An immaculately presented detached residence, situated on one of the finest roads in South Buckinghamshire.

Situated on the prestigious Camp Road, arguably one of the finest roads in South Buckinghamshire within striking distance from Gerrards Cross town centre.



3 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDEN



FREEHOLD



TOWN



7,874.7 SQ FT



**GUIDE PRICE
£3,950,000**



The property

Highmoor was constructed in 2004 by the well renowned developers Rectory Homes. It offers well proportioned family accommodation over three floors and is presented in immaculate condition throughout.

The large reception hall provides access to all the principal rooms of the property. The house has been designed to benefit from elevated ceilings throughout, giving an impressive feeling of space and the ground floor accommodation in particular flows well.

The highlight is the four living areas at the rear of the property, the large drawing room with marble fireplace, which flows through to the conservatory and cinema room. The handcrafted kitchen with split-level breakfast room is of a superb size with a range of fully fitted units with granite work surfaces and a central island.

There is a selection of integrated appliances including a microwave, dishwasher, American style fridge/freezer, wine fridge, coffee machine and oven. The utility room lies adjacent to the kitchen and provides

access to the garden. There are three further reception rooms on the ground floor, the impressive family room, a bespoke fitted study with integrated units, desk and shelving and the mirrored gym, which has been converted from part of the garage.

To the first floor there is a wonderful galleried landing with a bay window overlooking the front. There are four bedroom suites on this floor, with the highlight undoubtedly being the stunning principal bedroom overlooking the rear gardens, comprising a bedroom, a large sitting room, two dressing rooms, en suite bathroom with a Jacuzzi bath, walk-in shower and w.c.

There are two further bedrooms on the second floor, the media room/bedroom six benefits from a terrace opening to the gardens and is ideal as a further games room or bedroom suite and has an en suite shower.

Further features include underfloor heating to the ground and first floors, Lutron mood lighting in the principal reception rooms, a centralised vacuum system and Cat 5 cabling throughout. There is also air conditioning in the conservatory.



Outside

Highmoor is approached from Camp Road through electric gates into the paved driveway, with parking for numerous vehicles and with access to the garage. The gardens are flanked with landscaped lawns.

The rear garden presents a superb size and enjoys the 0.66 acre plot and is south-west facing, is enclosed on all sides and is mainly laid to lawn with a large terrace and a range of mature flower and shrub borders and a wonderful Oak tree in the centre of the garden. There is garden lighting throughout.

To the left hand side is a well-designed Japanese garden, featuring a range of further herbaceous borders.

Location

Highmoor is situated close to the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including, Waitrose, Tesco, boutiques, schools, public houses & restaurants. The Chiltern Line station provides fast commuter links to Central London, while nearby M25 & M40

motorways provide easy access to Heathrow Airport & the national motorway network.

Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



Distances

- London Heathrow Airport approx. 25 miles

Nearby Stations

- Gerrards Cross Station approx. 1.1 miles (London Marylebone 24 minutes)

Key Locations

- Gerrards Cross Golf Club
- Cliveden House and Spa
- Windsor

Nearby Schools

- Gayhurst School
- Thorpe House School
- St Mary's School
- Beaconsfield High School
- The Royal Grammar School
- John Hampden Grammar School



