




# 10 Cedar Court

40 Oval Way, Gerrards Cross, Buckinghamshire



BNP PARIBAS GROUP 



## An impressive and spacious penthouse apartment, situated within easy reach of Gerrards Cross town centre.

Offered with no onward chain, this superb apartment forms part of a prestigious gated development. The luxurious accommodation extends to 2,650 sq. ft with a private lift and includes Three bedrooms and a balcony.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**PARKING & GARAGE**



**COMMUNAL GARDENS**



**SHARE OF FREEHOLD**



**TOWN**



**2,650 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

An exceptional opportunity to acquire this expansive and beautifully appointed penthouse apartment, offering 2,650 sq ft of refined living space. Ideally situated just a level stroll from the village centre, this unique home blends elegance, comfort and convenience in one of the area's most sought-after addresses.

Positioned on the second floor of the prestigious Cedar Court development, this lifestyle apartment is accessed via a private lift, leading to grand double doors and a welcoming reception hallway. The space is enhanced by wood flooring and bespoke skirting, with a striking part-glazed ceiling allowing natural light to flow in.

At the heart of the home lies a superb drawing room, beautifully proportioned with an inviting sense of ambience. Wide openings connect to the formal dining room, while French doors open onto a generous part-covered balcony, bordered by elegant stone balustrades, perfect for entertaining or enjoying peaceful outdoor moments.

The kitchen is fully fitted with a sleek range of gloss-finish base and eye-level units, topped with granite work surfaces. Complete with integrated appliances and a stylish range cooker, this space flows effortlessly into the dining area and through to the inner hallway for seamless everyday living.

The apartment includes three spacious bedrooms and two luxurious bathrooms, with the principal suite benefitting from its own en suite. All rooms are beautifully finished, offering comfort and tranquility in equal measure.

A semi-spiral staircase leads to a delightful upper level, featuring a hobbies room/study bathed in natural light from skylight and Velux windows. This area is finished with wood flooring and benefits from useful eaves storage, making it ideal as a home office, creative space, or reading retreat.



## Outside

Cedar Court is a secure, gated development approached via electronic gates, offering well-maintained communal grounds. There is a private garage with power, light and electric door, and both allocated and visitors parking.

## Location

The property 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 the nearby M25 & M40 motorways provide easy access to London Heathrow Airport and 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.

The area offers a good selection of state primary and secondary schooling together with grammar schools and a wide range of independent schools.



## Distances

- M40 (Junction 2) approx 4.9 miles
- M25 (Junction 1a) approx. 5.3 miles
- London Heathrow T5 approx. 13 miles

## Nearby Stations

- Gerrards Cross train station approx. 1 mile (London Marylebone in approx. 21 minutes)

## Key Locations

- Gerrards Cross
- Beaconsfield
- Chalfont St Peter

## Nearby Schools

- Gerrards Cross C of E School
- Gayhurst School
- Thorpe House School
- St Mary's School
- Dr Challoner's
- Beaconsfield High School





Approximate Gross Internal Area  
 Ground Floor = 196.8 sq m / 2,118 sq ft  
 First Floor = 31.3 sq m / 337 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 246.2 sq m / 2,650 sq ft



Third Floor

Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## Floorplans

House internal area 2,650 sq ft (246.2 sq m)  
 For identification purposes only.

## Directions

SL9 8PD

what3words: ///badly.plank.eating

## General

Local Authority: Buckinghamshire Council

Services: mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: C

Tenure: Share of Freehold, Leasehold 976 years

Service & Maintenance charges: £1,350 per quarter

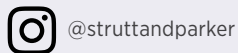
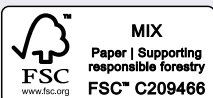
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