



Squirrels Leap, 34 Daleside, Gerrards Cross,  
Buckinghamshire

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# Squirrels Leap, 34 Daleside, Gerrards Cross Buckinghamshire SL9 7JD

Occupying a generous corner plot, a handsome 5 bedroom detached family home offering beautifully presented and spacious accommodation and ideally located on the ever popular Dukes Wood Estate.

Gerrards Cross 0.8 mile, Gerrards Cross mainline station 1.5 miles (London Marylebone 23 mins), M40 (Jct. 1) 3.3 miles, Beaconsfield 5.3 miles, London Heathrow Airport 13.0 miles, central London 21.3 miles

Entrance hall | Family room | Living room  
Dining room | Study | Library | Kitchen/breakfast room | Utility room | 2 Cloakrooms Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Garden Double garage | EPC Rating D

## The property

Squirrels Leap is an attractive double fronted property offering more than 2,800 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall. It briefly comprises a large family room with contemporary inset fireplace and a door to a library, a spacious rear aspect living room with feature fireplace, a generous dining room and a well-proportioned study with en suite cloakroom and French doors to the rear terrace. The generous kitchen/breakfast room has a range of wall and base units, modern integrated appliances, space for a good-sized table and French doors to the rear terrace. There is also a second cloakroom and useful fitted utility room with a door to the garden.

On the first floor the property offers a spacious principal bedroom with built-in storage and modern en suite bathroom, four further generous bedrooms, two with French doors to a large front aspect balcony extending to almost 200 sq. ft., and a contemporary family bathroom.

## Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a large gravelled forecourt providing parking for multiple vehicles.

The well-maintained garden to the rear is laid mainly to level lawn bordered by mature shrubs and trees and features numerous seating areas, a path through an area of light woodland with a brook at the foot of the garden. There is a garden pond with small waterfall and a large split-level paved and decked terrace, ideal for entertaining and al fresco dining.

## Location

Gerrards Cross is a picturesque and highly-convenient town with a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. 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. Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross C of E School and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.







## Floorplans

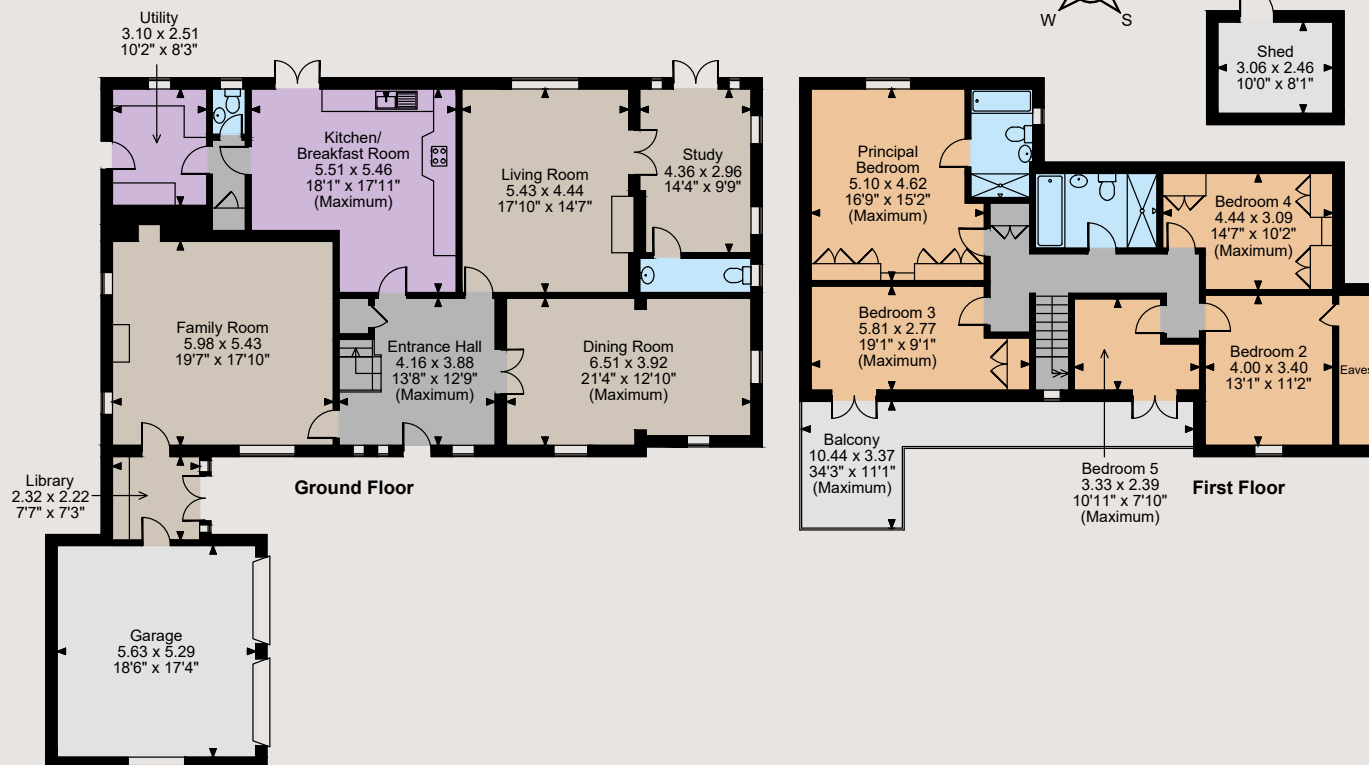
Main House internal area 2,837 sq ft (264 sq m)

Garage internal area 321 sq ft (30 sq m)

Shed internal area 80 sq ft (7 sq m)

Balcony external area 197 sq ft (18 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Strutt & Parker's Gerrards Cross office head south on Packhorse Road and turn left onto Oxford Road. Go past East Common on your left and turn right into Fulmer Road. Take the second turning on the right into Dukes Wood Avenue, then fifth turning on the left into Daleside and Squirrels Leap can be found on the left.

## General

**Local Authority:** Buckinghamshire Council

**Services:** Gas, electric, mains water and mains drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,750,000

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

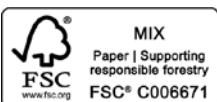
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