



Maple House, 44 Dukes Wood Drive, Gerrards Cross,
Buckinghamshire

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BNP PARIBAS GROUP

Maple House

44 Dukes Wood Drive, Gerrards Cross Buckinghamshire SL9 7LR

A superb residence situated within a highly regarded area of Gerrards Cross and offering a stunning and versatile spacious interior with beautifully landscaped gardens.

Gerrards Cross Train Station 1.5 miles (London Marylebone 23 mins), M40 (J2) 3.8 miles, M25 (Jct 16) 10.4 miles, Heathrow Airport (Terminal 5) 12.0 miles, central London approx. 21 miles

Reception hall | Cloakroom | Living room
Dining room | Study | Family room | Kitchen/
breakfast room | Utility room | Garden room
Principal bedroom with dressing room and en
suite | Four further first floor bedrooms (Two en
suite) | Family bathroom | Second floor games
room and a bedroom with en suite | Gardens
Double Garage | EPC Rating B

The property

Upon entering the property, the grand reception hall provides access to the study, family room, living room, dining room and kitchen/breakfast room. There is also access to the downstairs cloakroom.

On the first floor, The semi galleried landing, provides access to all five bedrooms, including the principal bedroom complete with a walk-in dressing room and fully equipped bathroom. Bedrooms two and three also benefit from en suite facilities and a family bathroom serves bedrooms four and five.

From the landing a further staircase leads to the second floor, where bedroom six is located with an en suite shower room. There is also an exceptionally large games room.

Outside

The property is approached via electric wrought iron gates with parking for several cars and access to the double garage. Pedestrian side access leads through to the rear garden.

The rear garden is laid predominantly to high-quality level lawn surrounded by planted borders of various flowering plants and shrubs, and there is a large patio area, outside water supply and security lighting. Both front and rear gardens benefit from full automated water irrigation and lighting.

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 CofE 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
House internal area 5,162 sq ft (479.6 sq m)
Garage 325 sq ft (30.2 sq m)
Store and shed 106 sq ft (9.9 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross proceed south past the shops and at the A40 traffic lights go straight on into Windsor Road. At the next set of traffic lights turn left into Dukes Wood Drive and immediately left again into the continuation of Dukes Wood Drive where this property can be found past The Spinney on the right-hand side.

General

Local Authority: Buckinghamshire Council
Services: Mains gas, electric, water and drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £3,000,000

Gerrards Cross

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