



Holly House

34 Manor Lane, Gerrards Cross, Buckinghamshire



BNP PARIBAS GROUP

Located within one of the most sought-after private roads in Gerrards Cross.

A handsome detached Georgian style residence set within the most glorious plot and backing onto Gerrards Cross Cricket Club and adjacent Tennis Club.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDEN



FREEHOLD



TOWN



2,886 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Upon entering the property, the entrance hallway provides access to the cloakroom, separate W.C., living room and study / bedroom 5. The living room is particularly bright and airy with a central open fireplace and double doors leading into the dining room. The conservatory enjoys delightful views of the rear gardens. The kitchen is equipped with a range of built-in units, dining area and also leads through to the utility room and boot room.

On the first floor, access is provided to all four good size bedrooms, and the principal bedroom offers an en suite facility. There is a family bathroom and separate W.C that serves the remaining bedrooms.



Outside

To the front of Holly House, there is a double garage and parking for several cars. The rear garden is impeccably kept with lawns and well screened by mature shaped hedging. A large patio area leading from the conservatory is ideal for al fresco dining and entertaining.

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, cafes, public houses, an Everyman 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 motorway network can be accessed at Junction 1 M40 (Denham), linking to the

M25, M1, M4 and Heathrow / Luton & Gatwick airports, while Gerrards Cross Station boasts a speedy Chiltern Rail link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of state schools for girls and boys, together with a good selection of independent schools.



Distances

- Gerrards Cross town approx. 0.7 miles

Nearby Stations

- Gerrards Cross approx. 1 mile

Key Locations

- Burnham Beeches and Stoke Common
- Black Park Country Park
- Denham Country Park

Nearby Schools

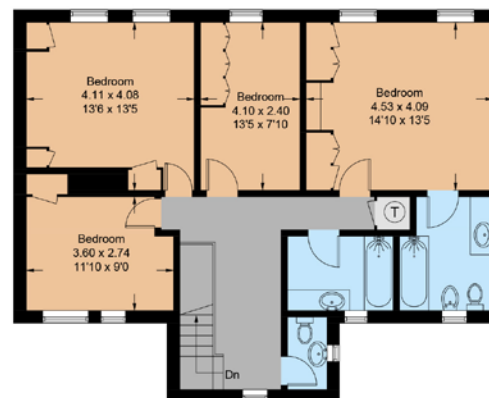
- Gerrards Cross CoFE School
- Fulmer Infant School
- St Mary's School
- Thorpe House
- Gayhurst
- Maltman's Green
- Beaconsfield High for girls
- The Beaconsfield School
- Chalfont Community College



Approximate Gross Internal Area
 Ground Floor = 183.2 sq m / 1,972 sq ft
 First Floor = 84.9 sq m / 914 sq ft
 Total = 268.1 sq m / 2,886 sq ft
 (Including Garage)



Ground Floor



First 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 (including garage)
 2,886 sq ft (268.1 sq m)
 For identification purposes only.

Directions

SL9 7NJ

what3words: ///posed.dared.piano

General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, water and drainage

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

Council Tax: G

EPC Rating: D

Tenure: Freehold

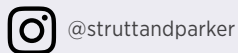
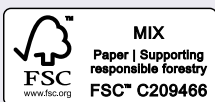
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