



Greshams

Layers Way, Gerrards Cross, Buckinghamshire



BNP PARIBAS GROUP 

A detached five bedroom property with swimming pool in a highly sought-after road in Gerrards Cross.

A handsome generously-proportioned period family home, sensitively modernised with quality fixtures and fittings and elegant neutral décor.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



SWIMMING POOL



FREEHOLD



TOWN



4,057 SQ FT



**GUIDE PRICE
£2,500,000**



The property

Greshams is a handsome detached family home offering more than 3,500 sq. ft of light-filled, flexible accommodation arranged over two floors.

Configured to provide a practical and cohesive living and entertaining environment, the property sensitively combines period features including leaded casement glazing, generously-proportioned rooms and attractive fireplaces, with modern amenities, quality fixtures and fittings including contemporary sanitaryware and elegant neutral décor throughout.

The accommodation flows from an entrance porch and welcoming wooden-floored reception hall with a feature corner fireplace, useful storage, a cloakroom and a door to the rear porch and verandah beyond. It briefly comprises a dual aspect drawing room with a rear aspect bow window and a fireplace with inset woodburner, dual aspect family and study rooms, both wooden-floored, and a triple aspect sitting room with a fireplace with inset woodburner and a door to the rear verandah. The ground floor accommodation is

completed by a triple aspect kitchen/breakfast room with an adjacent through fitted utility room with a glazed door to the rear terrace. The kitchen provides a range of contemporary wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, modern integrated Miele appliances and a breakfast area with space for a sizeable table, a glazed door to the side aspect and patio doors to the rear terrace.

On the part-vaulted first floor the property offers a dual aspect principal bedroom with wooden flooring, built-in storage, a fitted dressing room and an en suite bathroom with twin sinks, a bath and separate shower. There are four further double bedrooms, two with en suite shower rooms, together with a family bathroom with bath and separate shower.



Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached over a pedestrian path and a gravelled side driveway providing private parking. It also benefits from a detached double garage. The well-maintained garden to front and rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and mature trees. To the rear it features a swimming pool with paved surround and an open-sided timber pool house, together with a large paved terrace part-covered by a timber verandah accessible from the sitting room and rear porch, the whole ideal for entertaining and al fresco dining.

Location

Gerrards Cross offers a wide range of amenities, including Waitrose, Tesco, various cafés and restaurants, a community library, a cinema, and a mainline railway station with fast services to London Marylebone in 20 to 30 minutes. More extensive shopping, dining, and leisure facilities can be found just over a mile away in Beaconsfield Old Town and

New Town, with their eclectic selection of shops, bars, and pubs. The M40 provides convenient road connections to the M4, M25 and Heathrow Airport,



Distances

- Beaconsfield approx. 1.2 miles
- Denham 3.1 approx. miles
- Marlow approx. 6.8 miles
- Amersham approx. 6.9 miles
- High Wycombe approx. 10.2 miles
- Windsor approx. 13.8 miles

Nearby Stations

- Gerrards Cross approx. 0.7 miles

Key Locations

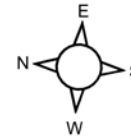
- Beaconsfield Old Town
- Beaconsfield New Town
- Black Park Country Park
- Cliveden House and Gardens
- Windsor Castle
- Hughenden Manor
- Waddesdon Manor
- West Wycombe Park
- Bletchley Park

Nearby Schools

- Gayhurst School
- St Mary's School
- Thorpe House School
- Beaconsfield High School for Girls
- Wycombe Abbey
- The Royal Masonic School for Girls
- The Royal Grammar School
- Merchant Taylors' School
- Harrow School
- Eton College
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Layers Way, Gerrards Cross
Main House internal area 3,537 sq ft (329 sq m)
Garage internal area 390 sq ft (36 sq m)
Pool House internal area 130 sq ft (12 sq m)
Total internal area 4,057 sq ft (377 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height
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Floorplans

Total internal area 4,057 sq ft (377 sq m)
For identification purposes only.

Directions

SL9 7QY

what3words: ///round.stuff.tries

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: Band G

EPC Rating: B

Tenure: Freehold

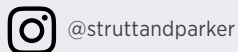
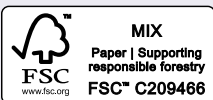
Gerrards Cross

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