



HILL HOUSE

Hill House

3 Main Drive, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome family home situated on one of Gerrards Cross's most prestigious private roads.

This beautifully presented character home is set in glorious landscaped south facing gardens extending to excess of half an acre and situated within a few yards of Bulstrode Park.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



LANDSCAPED GARDEN



FREEHOLD



TOWN



4,124 SQ FT



**GUIDE PRICE
£2,500,000**



The property

Hill House is a classically elegant detached home offering spacious and versatile accommodation. It sits on one of Gerrards Cross's premier locations, just a short stroll to entrance to Bulstrode Park and also within easy reach of the town centre and railway station.

The property is entered through by a grand and welcoming reception hall, with natural wood flooring, an attractive fireplace and French doors leading into the garden. Open to the hall is a fabulous open plan kitchen/ dining room with wide bifolding doors onto the patio and rear garden. The kitchen area is well equipped with stylish cupboards and a large island unit. There is an excellent range of domestic appliances including built in ovens and a six ring gas hob. There is also a useful larder cupboard. Adjacent is a second kitchen / utility room. From the kitchen, double doors lead into a large yet cosy family room, which is also approached from the hallway. A handsome double aspect Drawing room features a

woodburning stove and French doors to the garden. Also on the ground floor is a fifth bedroom with ensuite shower room.

From a rear lobby, there are stairs that lead down to a large storage area with personal access to the double garage and a door to the outside.

The first floor is again tastefully and stylishly decorated and includes a beautiful principal bedroom with ensuite bathroom and walk in wardrobe/dressing area. There are three further bedrooms and a family bathroom.



Outside

Hill House stands majestically, enjoying an elevated position, approached by a sweeping carriage driveway. There is ample parking and access to the double garage.

The rear garden has a sunny south/west facing aspect and features two tired areas of lawn interspersed with well stocked flower beds and borders. Mature trees and shrubs afford a high degree of privacy and there is an attractive patio adjacent to the property, creating a fabulous area for al fresco dining and entertaining.

Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores, cafés and restaurants, public houses, a cinema, community library and superb Chiltern Rail link to London Marylebone.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham)

or Junction 2 M40 (Beaconsfield), linking to the M25, M1, M4, and Heathrow/Gatwick airports while regular services from the village's train station reach central London in around 22 minutes.

The area offers an excellent range of state schooling including The Gerrards Cross CofE School (rated Outstanding by Ofsted) and The Chalfonts Community College together with a good selection of noted independent schools including Gayhurst, St. Mary's, Thorpe House and Maltmans Green.



Distances

- Gerrards Cross Town approx. 0.74

Nearby Stations

- Gerrards Cross Station approx. 0.93 miles

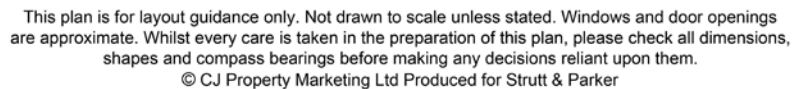
Key Locations

- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield Town

Nearby Schools

- The Gerrards Cross CofE School
- St Joseph's Catholic School
- Thorpe House School
- Gayhurst School
- Maltmans Green School
- St Marys School
- Beaconsfield High School





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House internal area 4,124 sq ft (383.1 sq m)
For identification purposes only.

SL9 7PR

what3words: ///curvy.options.rods

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water & drainage

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

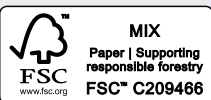
Council Tax: H

EPC Rating: C

Tenure: Freehold

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