



Arkley, 69 Marsham Way, Gerrards Cross,  
Buckinghamshire

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# Arkley

## 69 Marsham Way

### Gerrards Cross

#### Buckinghamshire

##### SL9 8AW

Situated in a favoured residential location close to town, this attractive detached residence has been extensively renovated in recent years, providing approximately 7,000 sq ft of accommodation over three floors.

Gerrards Cross town centre 0.4 miles, Gerrards Cross mainline station 0.6 miles (London Marylebone, 23 minutes), M40 (Jct 1) 3.7 miles, M25 (Jct 16) 5.9 miles, Heathrow Airport (Terminal 5) 12 miles, Central London approx. 21 miles

Reception hall | Cloakroom | 4 Reception rooms  
Open plan kitchen/dining room | Utility room  
Shower room | Boot room | Self contained  
Annexe with reception room, bedroom & shower room | Principal bedroom suite | 5 Further bedrooms | 3 En suites | Family bathroom  
Shower room | TV room/snug | Carriage driveway | Double garage | Outdoor heated pool  
Pool house | Landscaped gardens & grounds of 0.4 Acres | EPC Rating C

### The property

Situated in one of the town's most desired residential roads, this impressive family home combines historic charm with modern comforts. Originally constructed in 1922 by architect Robert G Muir, this family home now offers upgraded living spaces with a welcoming ambience.

The entrance porch leads to a spacious reception hall with heated ceramic tiled floor, cloakroom and coat cupboards, featuring a stunning oak split staircase and four sets of glazed double doors. The drawing room, once

the billiard room, boasts a large ornate brick fireplace, beamed ceiling and original parquet flooring. Other highlights include a family room with bay window, a sitting room with French doors and a separate study. The renovated kitchen/dining room, the heart of the home, features underfloor heating, a central island with oak circular breakfast table, granite worktops and top-notch appliances. Bi-fold doors offer garden views. Additional amenities include a utility room, boot room, wine store and double garage with vaulted ceiling. An annexed suite includes a kitchen/living area, bedroom and shower room.

To the first floor, a galleried landing leads to the principal suite with garden views, a dressing room and an ensuite bathroom. There are three further double bedrooms, a fifth bedroom and a family bathroom. Servicing the accommodation is a superb laundry room with ample cabinetry and plumbing for appliances. A second staircase leads to the versatile top floor accommodation that includes a bedroom, shower room and a TV room/snug.

### Outside

Set behind a mature front laurel hedge and accessed via a twin set of electric gates mounted on brick piers, the property offers a spacious paved driveway with ample parking. Twin wrought iron gates on the side lead to the terrace and rear garden. Adjacent to the property is a broad terrace, perfect for outdoor gatherings and entertaining. The garden is fully enclosed and divided into two distinct areas: a sizable lawn area bordered by mature hedging and a separate swimming pool area with gated access. The pool area features a sunbathing terrace, pool house equipped with a kitchenette, shower, WC, plant room and Wi-Fi booster. The swimming pool is heated efficiently by an air source heat pump. Additionally, there is a greenhouse with raised flower beds for gardening enthusiasts.









## Floorplans

House internal area, including garage 6,977 sq ft (648.2 sq m)

Outbuilding 237 sq ft (22 sq m)

For identification purposes only.



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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## Location

Gerrards Cross offers a wide range of shopping and recreational amenities. These include supermarkets as well as independent stores, hotels, restaurants, cafes, 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 Rail link to London Marylebone.

The area offers a good selection of state 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.

## General

**Local Authority:** Buckinghamshire Council

**Services:** Mains gas, electric, water and drainage

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £3,300,000

**What3Words:** token.cheer.noisy

## Gerrards Cross

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