



Badminton House, 38 Marsham Way, Gerrards Cross,
Buckinghamshire

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Badminton House

38 Marsham Way, Gerrards Cross, Buckinghamshire SL9 8AP

An impressive and substantial Edwardian house in a most favoured part of Gerrards Cross, set in approximately 1.5 acres and offering scope for significant re-development.

Gerrards Cross town centre 0.3 miles, Gerrards Cross mainline station 0.5 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

Pre-planning submission submitted to Chiltern & South Bucks planning department for restoration of Badminton House and Coach House | 7 Bedrooms | Original items preserved for future restoration to original style | 2 Bedroom coach house | Approaching 1.5 acres | Prime location | Level southerly aspect rear garden | Detached barn | House EPC Rating C | Coach House EPC Rating G

The property

A most impressive 7 bedroom detached Edwardian house, one of the principal properties on this much sought after prime road. Positioned wonderfully just 0.5 miles to town's rail station, on generous level southerly aspect grounds that approach 1.5 acres (in all). There is significant accommodation arranged over 2 floors plus basement with detached 2 storey coach house accommodation and separate barn offering over 8,600 sq ft. There is considerable development potential to improve and extend badminton house and cottage with uplift including pool enclosure and secret garden.

There is scope for additional development of 2,100 sq ft as highlighted in the planning officers report regards planning submitted, subject to the necessary bat reports being submitted in May 2024 and subject to the relevant consents.

Outside

An impressive house sitting on a circa 1.5 acre corner plot, with driveway access from both Marsham Way and Vicarage Way. The large gravel driveway provides very generous parking and access to detached 2 bedroom coach house and barn. There is side access to the rear along both sides of the property opening onto a patio terrace for entertaining. The southerly aspect rear gardens are a delight, being both level and private. They are mainly laid to lawn, being well stocked with trees & hedges. There is also a swimming pool.

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.





House internal area 7,057 sq ft (655.6 sq m)
 Coach House internal area 1,284 sq ft (119.3 sq m)
 Barn internal area 331 sq ft (30.8 sq m)
 For identification purposes only.



From Strutt & Parker's office in Gerrards Cross, head south along Packhorse Road and turn left into Marsham Way. The property can be found on the corner of Marsham Way and Vicarage Way on the right hand side.

Local Authority: South Buckinghamshire Council
Planning: Prospective purchasers should make their own enquiries to the local planning authority.
 Planning application number: SBD/376/81
 Planning reference: PL/23/3073/FA
Services: Mains gas, electric, water and drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £3,500,000

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