



The Hawthorns, Miller Place, Gerrards Cross,  
Buckinghamshire

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# The Hawthorns Miller Place, Gerrards Cross, Buckinghamshire, SL9 7QQ

A deceptively spacious 7 bedroom detached house located in a quiet cul de sac within a stone's throw of the town centre and station. This well-presented family home offers more than 3,400 sq. ft. of light-filled flexible accommodation arranged over three floors.

Gerrards Cross mainline station 0.5 mile (London Marylebone, 23 mins), Beaconsfield 4.3 miles, M40 (Jct. 2) 3.6 miles, M40 (Jct. 1) 3.8 miles, London Heathrow Airport 13.6 miles, central London 21.9 miles

Storm porch | Reception hall | Sitting room  
Family room | Dining room | Study | Kitchen/  
breakfast room | Utility room | Cloakroom  
Principal bedroom with en suite bathroom  
6 Additional bedrooms, 1 en suite | Family  
bathroom | Family shower room | South west  
facing garden | Double garage | Shed  
EPC rating C

## The property

The ground floor accommodation flows from a welcoming reception hall with tiled flooring and useful cloakroom. It comprises a large sitting room with feature ingle with fireplace and French doors to the rear terrace, a spacious family room with French doors to the rear terrace, a generous dining room with feature bow window and a well-proportioned study.

The ground floor accommodation is completed by a large kitchen/breakfast room with a range of contemporary high-gloss wall and base units including a large central island with breakfast bar, modern integrated appliances, French doors to the terrace and a useful neighbouring fitted utility room.

On the first floor the property offers a spacious principal bedroom with built-in storage and contemporary en suite bathroom, an additional double bedroom with modern en suite shower room, three further well-proportioned bedrooms and a modern family bathroom. The property's two remaining double bedrooms can be found on the second floor, together with a modern family shower room.

## Outside

Having plenty of kerb appeal and a sunny south west facing rear garden, the property is approached through twin stone pillars over a block-paved driveway offering private parking and giving access to the link-attached double garage. The well-maintained enclosed garden to the side and rear is laid mainly to level lawn bordered by mature shrubs and trees and features a shed and a large wraparound paved terrace, ideal for entertaining and al fresco dining.

## 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.

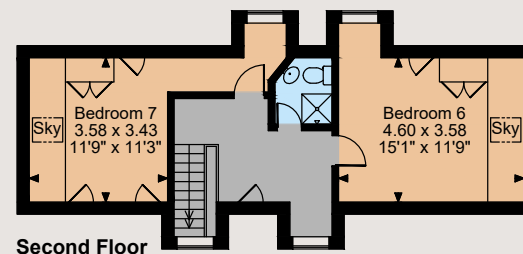
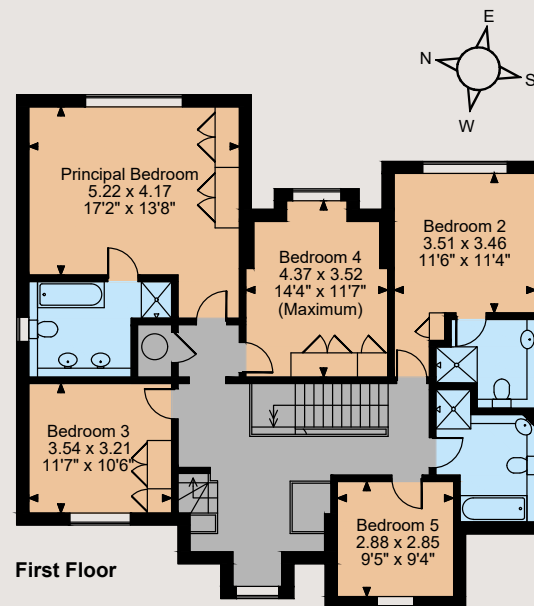








Floorplans  
Main House internal area 3431 sq ft (319 sq m)  
Garage internal area 354 sq ft (33 sq m)  
Shed internal area 98 sq ft (9 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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The area offers a good selection of state primary and secondary schooling including The Gerrards Cross C of E 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.

## Directions

From Strutt & Parker's Gerrards Cross office head south-west on Packhorse Road (B416), turn right onto West Common then turn right onto Miller Place. The Hawthorns can be found on the right.

## General

**Local Authority:** Buckinghamshire Council

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

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,250,000

## Gerrards Cross

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