



Mount Hill Cottage, Mount Hill Lane, Gerrards Cross,  
Buckinghamshire

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# Mount Hill Cottage

## Mount Hill Lane

### Gerrards Cross

#### Buckinghamshire

##### SL9 8SU

A delightful three bedroom detached home which has been the subject of complete refurbishment in a semi rural location and enjoys uninterrupted views across open countryside.

Gerrards Cross Train Station 1.7 miles (London Marylebone 23 mins), M40 (J2) 3.9 miles, M25 (Jct 16) 10.5 miles, Heathrow Airport (Terminal 5) 11.2 miles, central London approx. 21 miles

Entrance hall | Cloakroom | Living/dining room  
Kitchen | Three bedrooms | Bathroom | Garage  
Gardens | Countryside views | EPC Rating D

### The property

Upon entering the property, the hallway leads to the kitchen, cloakroom and sitting room. The kitchen has been re-fitted with a modern range of base and eye level units including appliances. There is an area for a breakfast table and doorway leading to the rear garden. The sitting room enjoys views towards the front aspect and also opens into the dining room.

On the first floor there are three bedrooms, all of which have the use of the fully equipped bathroom.

### Outside

To the front of the property, parking is provided for several cars and access to the garage.

To the rear, the property enjoys fantastic direct views over open paddock land and is a wonderful feature to the property. The garden itself is laid mainly to lawn decked area and patio area, ideal for outside entertaining.

### 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.





## Floorplans

House internal area (including garage) 1,052 sq ft (97.7 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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## Directions

From Strutt & Parker's office in Gerrards Cross proceed south past the shops and station and at the A40 traffic lights go straight on into Windsor Road. Continue along, through the next set of traffic lights and go under the motorway bridge, where Mount Hill Lane will be found as the next road on the right hand side. Turn into Mount Hill Lane and the property can be found on the left hand side, after Mount Hill Farm.

## General

**Local Authority:** South Buckinghamshire

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

**Council Tax:** To be confirmed

**Tenure:** Freehold

**Guide Price:** £750,000

## Gerrards Cross

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