



The Cottage, 25 North Park, Gerrards Cross,  
Buckinghamshire

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BNP PARIBAS GROUP



# The Cottage

## 25 North Park

### Gerrards Cross

#### Buckinghamshire

##### SL9 9JS

An spacious Edwardian five bedroom detached property, quietly positioned in of the most highly regarded residential roads in Gerrards Cross.

Gerrards Cross 0.6 mile, Gerrards Cross railway station 0.7 mile (London Marylebone 21 mins), M40 (Jct 2) 4 miles, London Heathrow 13 miles, Central London approx. 21 miles

Reception hall | Living room | Dining room  
Games room | Study | Gym | Kitchen/breakfast room | Cloakroom | Principal bedroom with dressing room and en suite | Guest bedroom with en suite | Three further bedrooms | Family bathroom | Double garage | Gardens  
Swimming pool | EPC Rating D

### The property

The property boasts character with a modern feel and offers large, light-filled rooms throughout.

Upon entering the property, the grand reception hall leads to most of the ground floor rooms. The living room features a large bay window, brick fireplace and doors into the garden. This dining room again offers a bay window filling the room with natural light and leads onto a useful study. There is a good size gym, which could also be used as another reception room and a games room with bay window and doors to the garden. The beautifully hand-crafted kitchen offers an array of floor and wall units with integrated appliances, a central island and breakfast bar and two sets of doors to the garden. A cloakroom completes the ground floor accommodation.

On the first floor, the principal bedroom includes a dressing room and en suite bathroom, a guest bedroom with feature bay window and en suite shower room, three further bedrooms and a modern family bathroom.

### Outside

The front garden is well screened and offers an area of lawn and a gravel driveway providing parking. There is also a wide pathway running across the full width of the property and giving access to the side and rear gardens.

To one side of the property there is an area of garden which is laid to lawn with flower and shrub beds and a private patio area with pathway leading to the rear. The rear garden is again well screened by tall mature trees and hedgerow. This area is mainly laid to lawn with a pathway leading to a large patio area. There is also a heated swimming pool with a raised sunbathing terrace to the other side of the property.

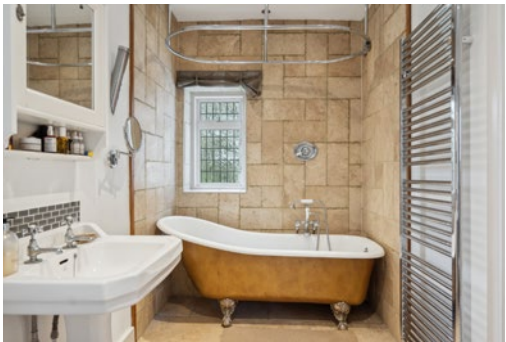
A separate driveway leads to a double garage with electric up and over door and automatic light. At the end of the garage is the heater and filter unit for the swimming pool.

### 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.









## Floorplans

House internal area (including garage/workshop) 4,446 sq ft (413.1 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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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.

## Directions

From the Strutt & Parker office in Gerrards Cross, head north-east on Packhorse Road and take the second turning on the right into North Park. Follow the road to the 'T' junction and turn left onto the continuation of North Park. The property can be found a short distance along on the right hand side.

## General

**Local Authority:** Buckinghamshire Council

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

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £1,975,000

## Gerrards Cross

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