



Doone, 93 Orchehill Avenue, Gerrards Cross,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Doune

93 Orchehill Avenue, Gerrards Cross, Buckinghamshire SL9 8QL

Ideally located in one of Gerrards Cross most sought-after roads, a character detached home, set in grounds in excess of 1/3 of an acre.

Gerrards Cross mainline station 1 mile (London Marylebone 23 mins), M40 (J2) 4.2 miles, Heathrow Airport 13.1 miles, Central London 22.8 miles

Entrance hall | Dining hall | Family room | Sitting room | Kitchen/breakfast room | Utility room
Two ground floor bedrooms | Ground floor bathroom and separate WC | Two first floor bedrooms | First floor bathroom | Outbuilding Shed | Driveway parking | Plot of approximately 1/3 of an Acre | EPC Rating E

The property

This charming character home offers flexible and versatile accommodation over two floors. We also believe there is excellent scope for extension or redevelopment.

On the ground floor, bright and spacious reception rooms include a dining hall, family room, and a lovely sitting room with views over the rear garden. A smart kitchen/breakfast room leads in turn to a good size utility room. There are also two generous bedrooms on the ground floor and the family bathroom.

On the first floor, there are a further two substantial bedrooms and an additional bathroom.

Outside

Located in one of Gerrards Cross most prestigious roads, the property, is set in generous gardens in excess of 1/3 of an acre and approached over a shingle carriage driveway. The garden is south west facing so has the benefit of a sunny location.

The rear garden is laid mainly to lawn, well screened by mature trees, shrubs and hedging and with the patio adjacent to the rear of the property, providing a lovely space for outside entertaining.

Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and a good number of varied restaurants, hotels, public houses, an Everyman cinema and community library.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow/ Gatwick airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of schooling for boys and girls, including Dr Challoner's Grammar School, Dr Challoner's High School, Beaconsfield High School, Gerrards Cross CofE School (all rated Outstanding by Ofsted), together with a good selection of noted independent schools including St Mary's, Thorpe House, Gayhurst and Maltman's Green.





Floorplans
House internal area 1,898 sq ft (176.4 sq m)
Outbuilding/Shed 125 sq ft (11.6 sq m)
For identification purposes only.



Directions

With Strutt & Parker's Gerrards Cross office on your left, head along Packhorse Road and turn left onto Orchehill Avenue. You will find the property towards the end on the left hand side.

General

Local Authority: Buckinghamshire Council

Planning: Prospective purchasers should make their own enquiries to the local planning authority.

Services: Gas, electric, mains water and mains drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,675,000

Gerrards Cross

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