

The Bourne, Oval Way
Gerrards Cross



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& Parker

Land and property. Since 1885.

A stunning 4-bedroom detached period property which has been fully renovated to a high standard in the last few years.

Upon entering The Bourne, the spacious hall leads to an open plan kitchen and study area, sitting room and dining room. Both reception rooms overlook the rear garden.

Three double bedrooms are located on the ground floor all benefitting from modern en suite shower facilities. There is a bespoke built in bookshelf in the hallway; in addition there is a storage/utility room.

The principal bedroom is located on the first floor, with an attractive vaulted ceiling, built-in wardrobes, and double doors leading onto a delightful balcony overlooking the rear garden. There is also a beautiful en suite bathroom with a freestanding bath and walk-in shower.

To the front there is a gravelled driveway with ample parking for several cars. A solid bespoke designed gate leads to the rear garden with a brick-built storage room and a wall.

The rear garden is enclosed by mature trees and shrubs and mature planting, but mostly laid to lawn. A storage area is located to the other side of the property.



Location
Gerrards Cross town offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, an Everyman cinema, health centre and community library.

Local sporting amenities are excellent with Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey, while the nearby Colne Valley Regional Park and Chiltern Hills offer unspoilt green spaces for outdoor pursuits.

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 is only a 5 minute walk away and boasts a speedy link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Chalfont St. Peter Infant School (rated Outstanding by Ofsted), Chalfont St. Peter C of E Academy and The Chalfonts Community College; nearby independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green.

Postcode region: SL9

General

Local Authority: Buckinghamshire
Services: mains gas, electric, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,188 sq ft (204 sq m)
3 reception rooms
4 bedrooms
Open plan kitchen / study
Large rear garden
Freehold | Town

Guide price £1,750,000



The Bourne, Oval Way, Gerrards Cross

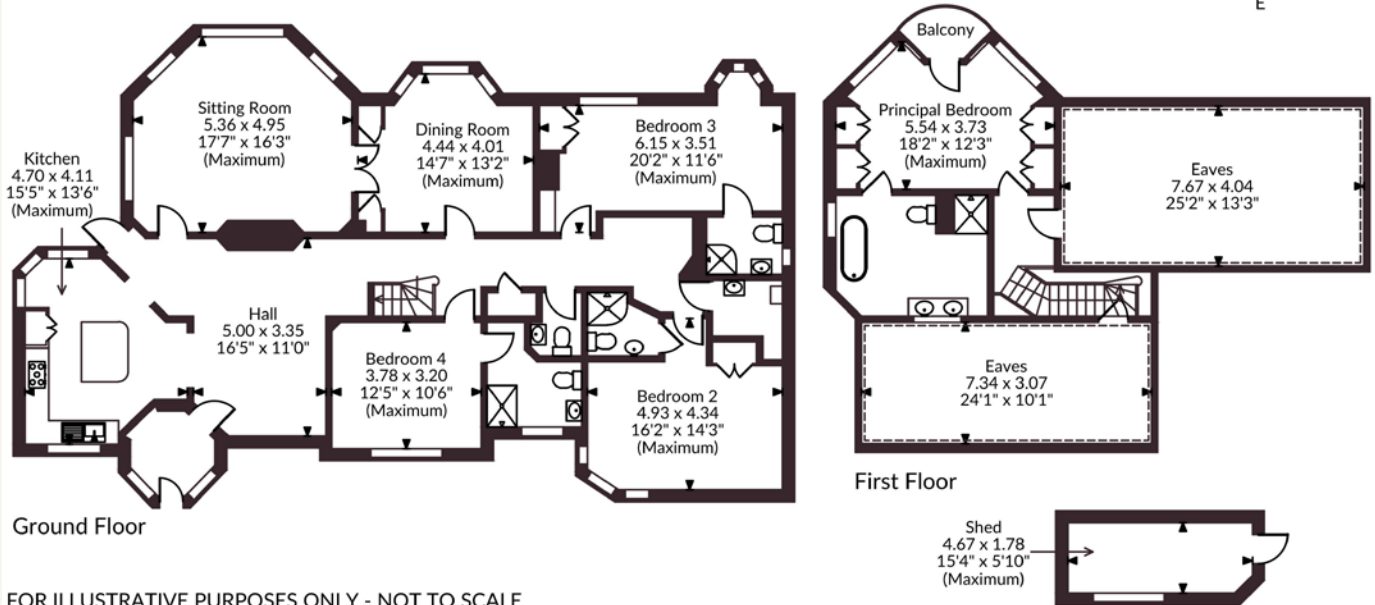
Approximate Gross Internal Area

Ground Floor = 169 sq m / 1,814 sq ft

First Floor (Excluding Eaves) = 35 sq m / 374 sq ft

Shed = 8 sq m / 91 sq ft

Total = 212 sq m / 2,279 sq ft



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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