



3 Orche Hill Chambers, 52 Packhorse Road, Gerrards  
Cross, Buckinghamshire

For the finer things in property.

STRUTT  
& PARKER

BNP PARIBAS GROUP



# 3 Orche Hill Chambers 52 Packhorse Road, Gerrards Cross, Buckinghamshire SL9 8EF

A spacious two bedroom apartment located in the heart of Gerrards Cross. The charming home offers excellent space and character with the benefit of two private parking spaces.

Gerrards Cross town centre 0.1 miles, Gerrards Cross mainline station 0.2 miles (London Marylebone, 23 minutes), M40 (Jct 1) 5.5 miles, M25 (Jct 16) 6.8 miles, Heathrow Airport (Terminal 5) 13.5 miles.

Communal entrance hall | Private entrance hall  
Kitchen/living/dining room | Two bedrooms  
Bathroom | EPC Rating C

## The property

The communal entrance hallway leads to the first floor and access to apartment 3.

Upon entering the property, access is provided to both bedrooms, bathroom and Kitchen/family room. The kitchen is comprehensively fitted with a range of base and eye level units and appliances. There is space for a large table and chairs and family room seated area.

## Outside

There are two allocated parking spaces for apartment 3.

## Location

Gerrards Cross is a 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, an Everyman cinema and community library.

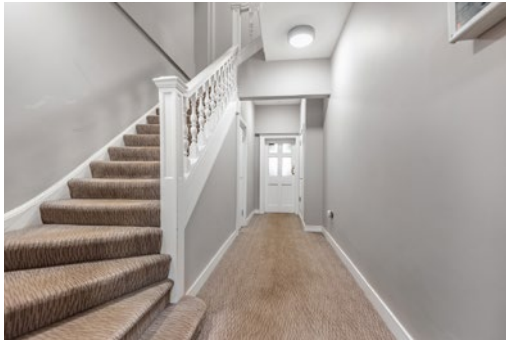
Local sporting amenities are excellent with Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

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.

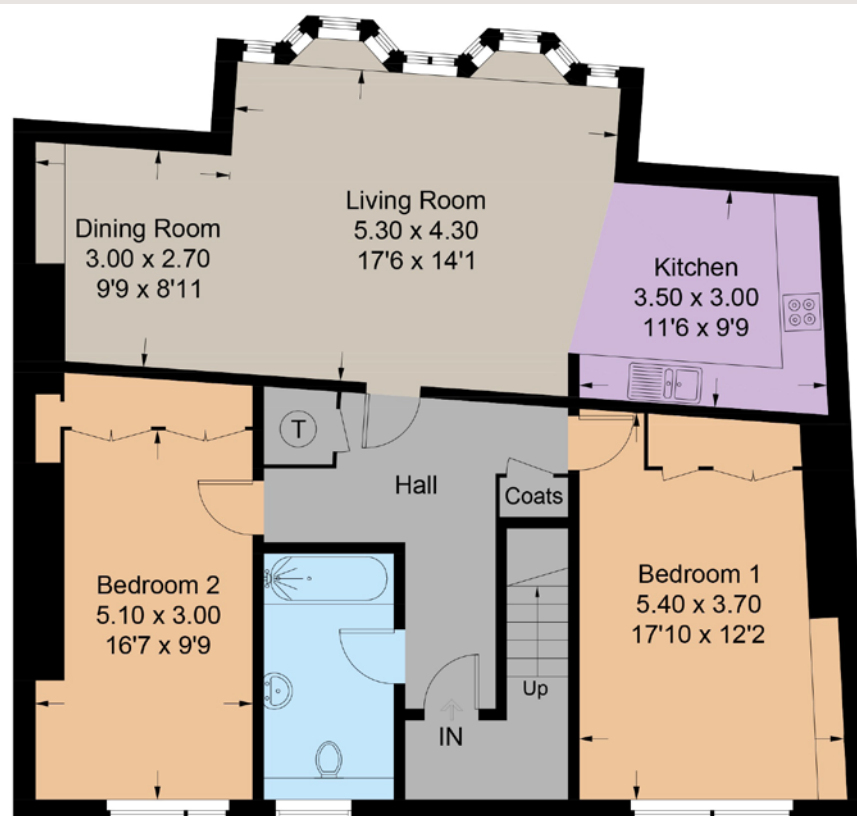
The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School, Fulmer Infant School and Beaconsfield High School (all rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltmans Green.







Floorplans  
House internal area 1,046 sq ft (97 sq m)  
For identification purposes only.



### Third Floor

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.

© CJ Property Marketing Ltd Produced for Strutt & Parker

### Directions

From Strutt & Parker's office in Gerrards Cross, the Orche Hill Chambers can be found on the opposite side of the road, with access off of Station Road.

### General

**Local Authority:** South Buckinghamshire

**Services:** Electric, mains water and mains drainage.

**Council Tax:** Band E

**Tenure:** Leasehold

**Lease:** 150 years from 2015

**Ground Rent:** £300 pa

**Guide Price:** £430,000

### Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

[gerrardscross@struttandparker.com](mailto:gerrardscross@struttandparker.com)

[struttandparker.com](http://struttandparker.com)

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2023.. Particulars prepared September 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

