



Rosewood

Slade Oak Lane, Gerrards Cross



BNP PARIBAS GROUP 

An elegant 1930's period detached four bedroom family home.

Rosewood is set on a 1.4 acre wide level plot on the prestigious Slade Oak Lane, Gerrards Cross, Denham.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



1.4 ACRES



FREEHOLD



RURAL



3,025 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Rosewood retains much of its original character features, including a period solid oak front door that leads into the hallway which has solid oak flooring, it also includes original woodwork and architraves. The current owners have modernised and redecorated to a high standard which compliments the traditional character of the home.

The hallway leads onto several reception areas, including a spacious drawing room with fireplace and snug/reading/garden room. A bespoke open-plan kitchen/dining room features a hand built Shaker style kitchen with breakfast bar. Miele appliances, Gaggenau range cooker, quartz worktops and stylish Kamdean flooring. There is access to the rear garden via a kitchen stable door. A rear lobby and utility cupboard is accessed from the kitchen/dining room, ideal for washing and drying facilities. Also accessed from the kitchen/dining room or hallway via the rear lobby is a self-contained study/bedroom four with its own en suite and independent entrance.

On the first floor via the original 1930's oak staircase are three spacious bedrooms. The principal bedroom has the benefit of a dressing room area and large en suite bathroom. An additional family shower room serves the remaining two double bedrooms. There is access to a large loft which covers a large porportion of the first floor and is fully boarded.



Outside

The landscaped gardens are a huge feature of Rosewood, having been meticulously developed and maintained by the current owners. There is a large patio terrace to the rear of the property, perfect for al fresco dining and entertaining, complete with shrub and rose borders. The large well maintained lawn stretches down to a woodland area at the rear of the plot and also benefits from several outbuildings and a shed. There is also a vegetable garden with greenhouse. The double length garage has direct access from the main house and the benefit of electric automated double garage doors.

Location

There are good shopping facilities locally and is close to both Denham and Gerrards Cross railway stations, with fast trains into London Marylebone. The larger town of Gerrards Cross has a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, and cafes. There is also an Everyman cinema, community library and health centre.

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

Buckinghamshire is celebrated for its outstanding educational options, both state, grammar and independent schools.



Distances

- London Heathrow Airport approx. 11 miles

Nearby Stations

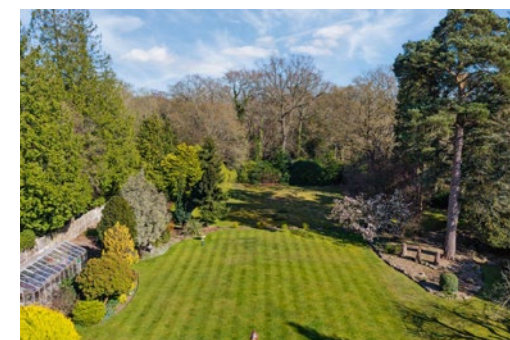
- Denham Station approx. 1.7 miles
- Gerrards Cross Station approx. 3 miles

Key Locations

- Denham
- Gerrards Cross
- Chalfont St Peter

Nearby Schools

- Denham Village School
- Gerrards Cross CofE School
- St Joseph's Catholic Primary School
- Thorpe House
- Gayhurst School
- St Mary's School
- Beaconsfield High School
- The Beaconsfield School



Approximate Gross Internal Area = 227.3 sq m / 2,447 sq ft
 Garage / Boiler Room = 53.7 sq m / 578 sq ft
 Total = 281.0 sq m / 3,025 sq ft



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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Floorplans

House internal area 3,025 sq ft (281.0 sq m)

For identification purposes only.

Directions

SL9 0QE

what3words: ///tones.influencing.stem

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: E

Tenure: Freehold

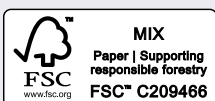
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