



Tall Trees

South Park Drive, Gerrards Cross, Buckinghamshire



BNP PARIBAS GROUP 

A stunning and spacious mews style town house ideally located within striking distance of the town centre

This deceptively spacious and impeccably presented home offers bright light and well planned accommodation over three floors which includes four bedrooms and three bathrooms.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DRIVEWAY PARKING



LANDSCAPED GARDEN



FREEHOLD



TOWN



2,855 SQ FT



**GUIDE PRICE
£1,850,000**

The property

This beautifully presented home was constructed to an exceptional specification approximately ten years ago, and has since been tastefully and stylishly enhanced and extended by the current owner.

A large and impressive reception hall entices you through to rest of the ground floor, which includes a fabulous kitchen/dining room/living area with luxurious orangery living area beyond, which features a fitted living flame fire. The kitchen area is superbly equipped with an extensive range of high quality units and domestic appliances. There is a useful secondary kitchen with a range of matching units. A grand yet cosy drawing room with a gas fire and large bay window. Also on the ground floor is a very plush cloakroom.

On the first floor, there are two very impressive bedrooms, each with en suite bathrooms and dressing rooms. The principal suite also features a Juliette balcony with lovely far reaching views. The first floor also incorporates a linen room.

From the landing, stairs rise again to the 2nd floor, where there are two further gorgeous bedrooms, one of which is currently used as a very smart office. There is an additional bathroom on this floor and a laundry room.



Outside

The property is approached through an electric security gate where there is parking for three cars and privacy ewe hedging along with cherry trees, pleached hornbeam trees and grasses. The rear garden has been cleverly landscaped including a generous patio area creating an ideal area for outside entertaining. The garden is well screened for privacy and is laid mainly to lawn with well stocked flower beds, a water feature and feature spot lighting.

Location

Gerrards Cross town provides excellent shopping, including Waitrose and Tesco, as well as a host of independent stores, restaurants, public houses, an Everyman cinema and community library. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Bull Lane Tennis Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

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



Distances

- London Heathrow Airport approx. 13 miles

Nearby Stations

- Gerrards Cross 0.61 miles

Key Locations

- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Thorpe House
- Gayhurst
- Maltman's
- St Mary's School
- St Joseph's Primary School
- Gerrards Cross CoFE School
- Beaconsfield High School
- Dr Challoner's High School
- Dr Challoner's Grammar School



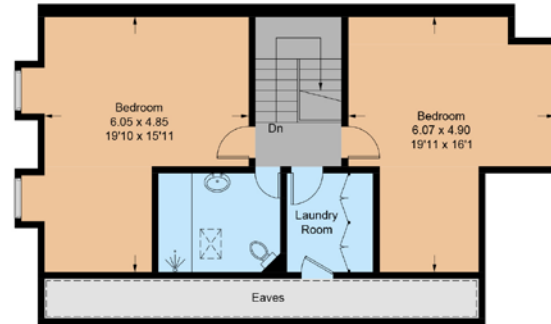
Approximate Gross Internal Area
 Ground Floor = 106.6 sq m / 1,147 sq ft
 First Floor = 89.5 sq m / 963 sq ft
 Second Floor = 69.2 sq m / 745 sq ft
 Total = 265.3 sq m / 2,855 sq ft
 (Excluding Eaves)



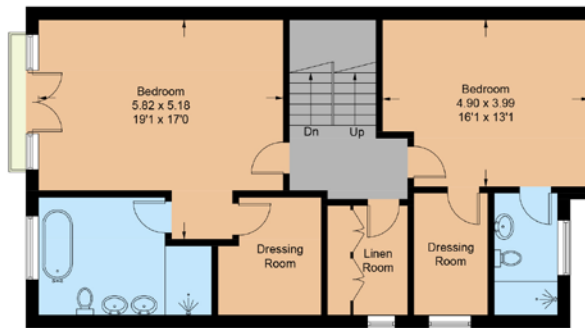
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First 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.
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Floorplans

House internal area 2,855 sq ft (265.3 sq m)
 For identification purposes only.

Directions

SL9 8JH

what3words: ///start.scan.same

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

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

Council Tax: Band H

EPC Rating: B

Tenure: Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

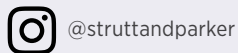
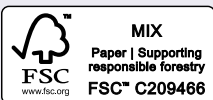
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