



25 St Huberts Close, Gerrards Cross, Buckinghamshire

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25 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN

A handsome Georgian style family home offering spacious and well-balanced accommodation and located in a popular residential area.

Central Gerrards Cross 1.0 mile, Gerrards Cross mainline station 1.5 miles (London Marylebone, 23 mins), Beaconsfield 4.9 miles, central London 21 miles, M40 (Jct 1) 3.7 miles, London Heathrow Airport (Terminal 5) 11.9 miles

Reception hall | Sitting room | Dining room
Living room | Kitchen | Orangery | Cloakroom
Utility room | Principal bedroom with dressing room and en suite | Four further bedrooms
Two further bathrooms | Double garage
South facing garden | EPC Rating D

The property

Upon entering the property, the reception hallway offers a coats cupboard and doorways lead to the living room with views over the south facing garden, dining room, sitting room and kitchen. The Kitchen is comprehensively fitted with a stylish range of oak shaker style units, fitted Miele appliances and centre island. From here the kitchen opens into the orangery with lovely views of the garden. There is a utility room which leads into the garden, access to the cloakroom and the double garage.

On the first floor, access is provided to all five bedrooms with the principal bedroom being of excellent proportion combined with a dressing area and en suite bathroom. The further four bedrooms are served by two bathrooms.

Outside

To the front of the property a driveway provides parking and access to the double garage. There is a lawned area and access to the side of the house.

To the rear, the gardens are impeccably tended and beautifully landscaped with planted borders, shrubbery, large lawn area and patio area.

Location

Gerrards Cross is a picturesque and highly-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, a cinema, community library and health centre. Local sporting amenities are excellent and include 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 nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers 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 and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.





Floorplans
House internal area 3,177 sq ft (295.2 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross, proceed south on Packhorse Road and at the A40 traffic lights turn left onto Oxford Road. Stay on this road for 0.4 miles, then turn right at the Appletree pub onto Fulmer Road. Take the fourth turning on the right into St Huberts Close and just before the road bends, turn left into the continuation of St Huberts Close and the property can be found a short distance along on the right hand side.

General

Local Authority: South Buckinghamshire
Services: Mains gas, electric, water and drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,475,000

Gerrards Cross

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