



Flambards

9, The Spinney, Gerrards Cross



BNP PARIBAS GROUP

A beautifully presented detached family home.

Built in recent years and located in a private gated cul de sac.



**4 RECEPTION
ROOMS**



7 BEDROOMS



6 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



4,534 SQ FT



**GUIDE PRICE
£2,450,000**

The property

Built in recent years to an exacting standard the accommodation has been lavishly fitted out by the present owners, to provide exceptionally comfortable and ergonomic living space throughout perfect for 21st Century living. The quality and attention to detail is self-evident, including underfloor heating to ground and first floor, Villeroy and Boch sanitary ware, Cat 6 cabling and Sonos.

The pillared entrance porch leads to the reception hall with cloakroom and stairs to the first floor. The kitchen/breakfast/family room is a fabulous space, beautifully and extensively fitted incorporating Gaggenau and Siemens appliances with Silestone work tops. As well as the island there is plenty of space for a large dining table and the living area has seamless bespoke built in furniture. Bi-fold doors open onto the south facing terrace. Off the kitchen lies a utility room fitted to the same standard. There is a formal dining room and both the study and drawing rooms have bespoke built in furniture.

On the first floor there is a principal suite with a fully fitted walk in dressing area and a beautifully appointed bathroom. The remaining three bedrooms on this floor are all en suite. On the second floor there is a further bedroom and a separate bathroom, together with a leisure room which could be used as another bedroom.

The rear hall off the utility room gives access to the double garage and a separate entrance to a guest suite over.



Outside

The block paved driveway in front of the garage provides ample parking for several vehicles. The gardens are laid predominantly to lawn with shrubs and borders. The rear garden is south facing and has an extended paved terrace, ideal for al fresco dining and entertaining,, plus a dedicated 'soft play' children's area.

Location

Gerrards Cross mainline station, (London Marylebone Station 18 minutes fast train) 1.7 miles, M40 Jct 1 4.1 miles, M25 J16 4.6 miles, Beaconsfield 5.4 miles, Central London approx 21 miles

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores, cafés and restaurants, public houses, a cinema, community library and superb Chiltern Rail link to London Marylebone.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham) or Junction 2 M40 (Beaconsfield), linking to the M25, M1, M4, and Heathrow/Gatwick airports while regular services from the village's train station reach central London in around 22 minutes.

The area offers an excellent range of state schooling including The Gerrards Cross CofE School (rated Outstanding by Ofsted) and The Chalfonts Community College together with a good selection of noted independent schools including Gayhurst, St. Mary's, Thorpe House and Maltmans Green.



Distances

- Gerrards Cross Town approx. 1.5 miles

Nearby Stations

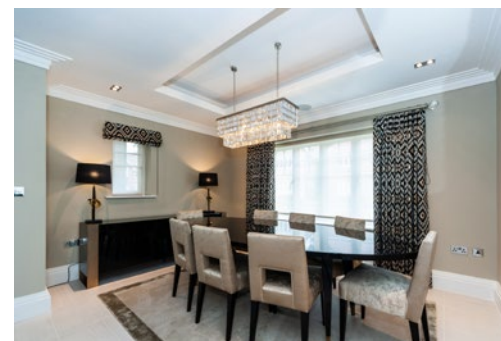
- Gerrards Cross Station approx. 1.6 miles

Key Locations

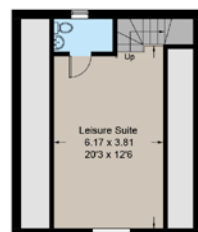
- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield

Nearby Schools

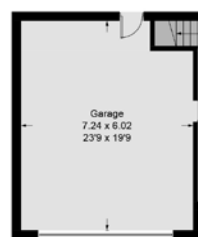
- The Gerrards Cross CofE School
- St Joseph's Catholic School
- Thorpe House School
- Gayhurst School
- Maltmans Green School
- St Marys School
- Beaconsfield High School
- Chalfont Community College



Approximate Gross Internal Area
 Ground Floor = 146.0 sq m / 1,569 sq ft
 First Floor = 138.0 sq m / 1,487 sq ft
 Second Floor = 64.0 sq m / 691 sq ft
 Garage Ground Floor = 44.0 sq m / 469 sq ft
 Garage First Floor = 30.0 sq m / 318 sq ft
 Total = 422.0 sq m / 4,534 sq ft



Garage - First Floor



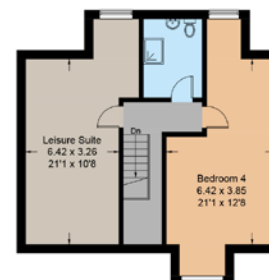
Garage - Ground Floor



Ground Floor



First Floor



Second 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 (including garage areas)
 4,534 sq ft (422.0 sq m)
 For identification purposes only.

Directions

SL9 7LS

what3words: ///pine.causes.universally

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: H

EPC Rating: B

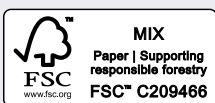
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