



6 The Spinney, Gerrards Cross, Buckinghamshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

6 The Spinney, Gerrards Cross, Buckinghamshire SL9 7LS

A most charming and impeccably presented 5/6 bedroom family home built in 2016 and located within a highly sought after gated development. The property offers versatile accommodation and a charming ambience. No onward chain

Gerrards Cross mainline station, (London Marylebone Station 22 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

Reception hall | Cloakroom | Sitting room
Kitchen/breakfast/family room | Utility room
Dining room | Study | Principal bedroom with en suite and dressing area | Three further first floor bedrooms | Two further bath/shower rooms
2 Second floor bedrooms (one with en suite)
Double garage | EPC Rating B

The property

Upon entering the spacious reception hallway, access is provided to the cloakroom, first floor and landing and doorways to the sitting room, dining room, study and kitchen/breakfast room/family room. The sitting room is of a large proportion with a charming fireplace and double doors leading onto the rear garden. The kitchen itself is extensively fitted with a range of gloss units incorporating built-in Gaggenau and Siemens appliances complemented by Silestone worktops, with a central island providing further storage and breakfast bar seating. There is space for a large table and chairs and opens onto the family room area. Completing the kitchen area is a fully fitted utility room, with internal access into the garage.

An oak staircase, with glass balustrading, leads to the bedroom accommodation, with four double bedrooms on the first floor and a family bathroom. The principal bedroom suite overlooks the garden to the rear, with a fully fitted dressing area and a luxurious en suite bathroom. There are three further bedrooms on this floor, all with built-in wardrobes, and one with an en suite shower room. Located on the top floor is the remaining bedroom and an en suite shower room, with an adjacent tv/games room, an excellent flexible space which could also be utilised as a further bedroom.

Outside

The property is approached through electric gates on to a driveway with parking and access to the double garage. To the front and rear are large areas of lawn with a terrace adjoining the rear of the house, providing space for outdoor dining and entertaining. The garden is enclosed with fencing and mature trees giving a good deal of privacy, while beds and borders offer colour and interest. Both the front and back gardens are fitted with an irrigation system controlled via a smart phone.

Location

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 and a good selection of noted independent schools including Gayhurst, St. Mary's, Thorpe House and Maltmans Green.





Floorplans
House internal area 3,846 sq ft (357.3 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross proceed south towards the A40 Oxford Road. At the traffic lights go straight on into Windsor Road. At the next set of traffic lights turn left into Dukes Wood Drive and turn immediately left into the continuation of Dukes Wood Drive. Take the second turning on the right into The Spinney, through the electronic gates and the property can be found on the right hand side.

General

Local Authority: South Buckinghamshire Council

Services: Gas, electric, mains water and mains drainage

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,175,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

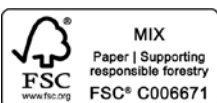
gerrardscross@struttandparker.com
struttandparker.com

@struttandparker

/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 December 2022. Particulars prepared December 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

