



Fairings

13 Valley Way, Gerrards Cross

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Located in one of the finest private estates in Buckinghamshire.

A handsome detached family home set within a plot approaching half an acre and located in the most highly sought after private estate.



6 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



3,972 SQ FT



**GUIDE PRICE
£2,200,000**



The property

Upon entering the property, the large welcoming reception hallway leads to several of the ground floor rooms, including the principal reception room, dining room, study, utility room, downstairs cloakroom, additional shower room and kitchen. The kitchen is comprehensively fitted with a range of base and eye level units along with built in appliances and opens onto a large family room / breakfast room.

On the first floor is the principal bedroom with en suite bathroom. There are five further good size bedrooms of which two enjoy the benefit of en suite facilities. A family bathroom serves the remaining bedrooms.



Outside

Outside, the property offers private parking for several cars and access to the detached double garage. The large rear garden is mature, well landscaped with a good size patio area ideal for al fresco dining and entertaining. The garden also has an outdoor swimming pool, garden room and separate store rooms.

Location

Fairings is situated close to the heart of Gerrards Cross which boasts a wide range of shopping facilities, including Waitrose, Tesco, as well as a host of independent stores, cafes and restaurants, public houses, an Everyman cinema and community library. The Chiltern Line station, provides fast commuter links to Central London, while nearby M25 & M40 motorways provide easy access to London Heathrow Airport & the national motorway network.

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.

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



Distances

- Gerrards Cross Town approx. 1 mile

Nearby Stations

- Gerrards Cross Station approx. 1.1 miles

Key Locations

- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield Town

Nearby Schools

- The Gerrards Cross CofE
- St Joseph's Catholic School
- Thorpe House School
- Gayhurst School
- Maltman's School
- St Mary's School
- Beaconsfield High School
- Chalfont Community College



Approximate Gross Internal Area
 Ground Floor = 216.5 sq m / 2,330 sq ft
 (Including Garage)
 First Floor = 130.7 sq m / 1,407 sq ft
 Stores / Garden Study = 21.8 sq m / 235 sq ft
 Total = 369.0 sq m / 3,972 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 3,972 sq ft (369.0 sq m) including garage, stores / garden study
 For identification purposes only.

Directions

SL9 7PL

what3words: ///finishing.ending.dull

General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, water and mains drainage

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

Council Tax: H

EPC Rating: D

Tenure: Freehold

Gerrards Cross

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