



Yew Tree House, 113 Windsor Road, Gerrards Cross,  
Buckinghamshire

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# Yew Tree House

## 113 Windsor Road, Gerrards Cross, Buckinghamshire, SL9 7HB

An attractive Georgian style detached house set in fabulous well screened gardens surrounded by mature trees extending to over 0.4 acres.

Gerrards Cross Station 1.4 miles (Chiltern line),  
11.5 miles to Heathrow airport

Entrance hall | Living room | Study | Utility room  
Kitchen/breakfast room | Boot room | Family  
room | Dining room | Downstairs bedroom with  
en suite | Four further bedrooms (one en suite)  
Family shower room | Swimming pool with pool  
house and sauna | EPC Rating G

### The property

The very well presented accommodation includes a welcoming entrance hall with parquet flooring flowing throughout much of the ground floor. The versatile layout includes a downstairs bedroom with en suite bathroom, and the configuration would lend itself very well to creating a separate annex with its own front door, if desired. The kitchen/breakfast room has been recently refitted with a bespoke Ashford kitchen, including a full range of Neff domestic appliances, quality quartz worktops and a Quooker hot water tap. Next to the kitchen is a front lobby/boot room and a particularly spacious and well equipped utility room.

Four reception rooms include a well proportion drawing room with a Minster open grate fireplace, french doors to the garden and glazed double doors leading to the dining room. The study is well fitted with Neville Johnson units, and there is also a family room/gym next to the ground floor bedroom.

On the first floor, there are four further bedrooms, the principal of which has an en suite bathroom with corner Whirlpool bath and separate shower cubicle. There is also a shower room and a separate WC with wash basin.

### Outside

Yew Tree House shares an entrance from the road with the house next door, leading to its private, pillared entrance gates, with remote electric opening. The expansive front garden features a lawned area with a host of mature trees providing much seclusion. The driveway provides ample parking space and access to the double garage.

The rear garden is also very well screened, laid mainly to lawn with mature trees shrubs and bushes. A substantial and much used, heated swimming pool measures 10 m x 5 m with a roman end and a diving board. There's a sizable pool house with changing room, sauna and shower, and two large timber sheds.

### 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.

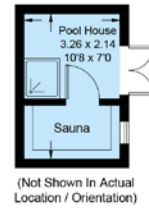
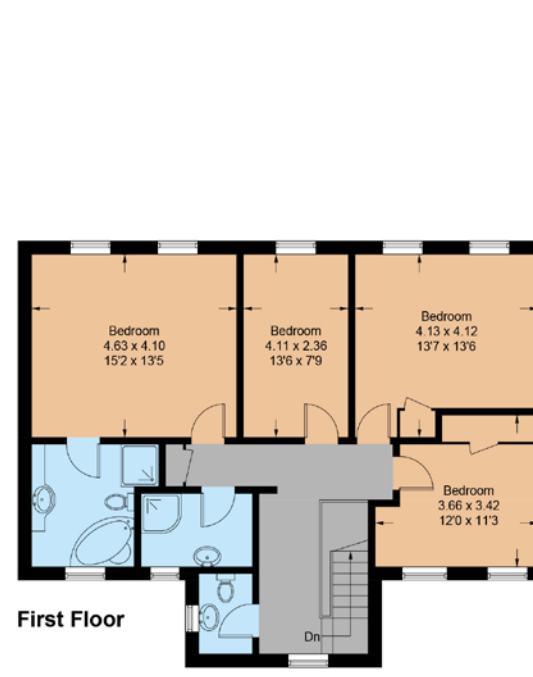
The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School, together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.







Approximate Gross Internal Area  
 Ground Floor = 139.4 sq m / 1,500 sq ft  
 First Floor = 86.9 sq m / 935 sq ft  
 Garage / Store = 28.5 sq m / 307 sq ft  
 Outbuilding = 7.0 sq m / 75 sq ft  
 Total = 261.8 sq m / 2,817 sq ft



Ground 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.

## Directions

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## General

**Local Authority:** Buckinghamshire  
**Services:** Mains gas, electric, water and drainage  
**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,600,000

## Gerrards Cross

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