



Fulwell End, Layters Way, Gerrards Cross,
Buckinghamshire



A superb period house in a **private** and **secluded setting**

Fulwell End, built in 1913 is a wonderful Edwardian family home, renovated by the current owners in 2015 to significantly upgrade the property including new windows, doors, bathrooms, flooring and the addition of the Orangery. Practical for family life and with plenty of space and flexibility, this characterful home has a lovely flow through the generous reception spaces.

Located on Layters Way, a prestigious road in Gerrards Cross, just a short walk from the train station and town centre offering an extensive range of recreational and leisure facilities.

Gerrards Cross Train Station 0.7 miles (London Marylebone 40 mins)
Beaconsfield 4.2 miles | London Heathrow 12 miles | Central London 22.4 miles | M40 J1 5.9 miles (Distances and times are approximate).



Guide price: £1,495,000 Freehold

Local authority: Buckinghamshire Council

Council tax band: G







Accommodation

Fulwell End has a spacious entrance hallway which gives access to all the principal reception rooms. The kitchen/breakfast room, modernised by its current owners, is well equipped with integrated appliances and has ample space for a dining table and chairs for more casual dining, plus a fabulous walk-in pantry.

The lounge, with original parquet flooring and a working gas fireplace, offers a relaxing environment and leads to the Orangery. This room offers a fabulous room to socialise and enjoys views and access to the gardens. Flooded with light, this space also has the benefit of underfloor heating and air conditioning too, perfect for warmer weather.

The formal dining room enjoys character features such as a further working gas fireplace, bay window and original parquet flooring, creating an ideal space for entertaining guests. Both the dining room and lounge have bespoke fitted cabinetry. The ground floor is completed with a guest cloakroom and coat cupboard under the stairs, which is practical for family life.



On the first floor, there are three bedrooms. The principal bedroom has a range of fitted storage units, benefits from gorgeous views and a balcony opening up over the garden. There is also a modern en-suite bathroom complete with a luxurious freestanding Victoria and Albert volcanic limestone bath. On this floor, there are two further bedrooms both with fitted storage and one with a pretty bay boxed window, these rooms are serviced by a contemporary family bathroom with a jacuzzi bath. Both bathrooms benefit from underfloor heating.

On the top floor there is a further double bedroom with fitted storage and lovely views across fields as well as one further bedroom/study.

Hard wired Sonos has been installed throughout the key entertaining spaces (Orangery, kitchen and garden), and the property also benefits from CCTV.







Gardens and grounds

The property boasts a large, attractive and well-maintained landscaped south facing garden with a private patio terrace, perfect for entertaining, which has been relevelled. The garden wraps around the whole property, with various zones, ideal for a family. Largely laid to lawn, bordered with flower beds, mature shrubs and trees and all within a very private setting.

There is off-street parking for multiple vehicles as well as a single garage and an additional parking space in front. This home also offers further scope to extend with planning permission currently in place - ref PL/19/4127/FA.



Fulwell End, Layters Way

Approximate Gross Internal Area = 214.6 sq m / 2310 sq ft

(Excluding Loft Space)

Garage = 14.0 sq m / 151 sq ft

Total = 228.6 sq m / 2461 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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