

# Gerrards Cross, Buckinghamshire

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# A Grade II listed family residence

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A truly delightful, Grade II listed family residence located on West Common with stunning views over Latchmoor Pond.

Set on West Common and approached via a private gravel driveway, the house stands boldly on its plot with easy access into London Marylebone in 20 minutes from Gerrards Cross. The grounds measure in the region of 0.4 acres with well-manicured lawns to the rear and a picturesque front garden.



**Guide price:** £2,250,000

**Tenure:** Freehold

**Local authority:** Buckinghamshire County Council

**Council tax band:** H





## Period features

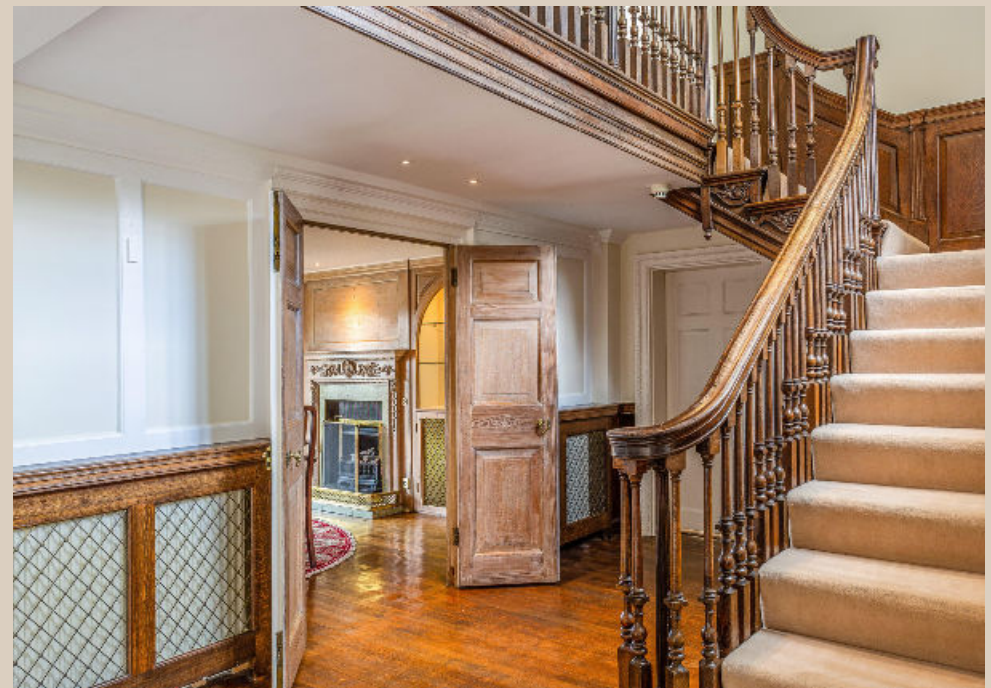
Approached from the common through the wrought iron gate, a pathway leads to the front door opening into the entrance hall leading down to the stunning staircase. From the hall, doors open to the drawing room with an attractive fireplace and additional doors to the gardens; as well as double doors into the dining room, again with fireplace. The inner hallway gives access to the cloakroom, family room and kitchen.

To the rear of the kitchen the conservatory, with views over the gardens, leads through to the ground floor bedroom with an en suite shower room and the study. There is also a utility room and rear hall/boot room.

On the first floor there are three double bedrooms and two bathrooms; one of which is en suite to the principal bedroom. There is an additional guest cloakroom which completes the first floor.

The second floor offers two further rooms.

The addition of the double garage, which was remodelled in 2022, provides ample parking for two family sized cars, with direct access into the main house itself. The garage doors are remotely operated for swift and easy access.









This is a wonderful home in an outstanding location overlooking the Common and pond.







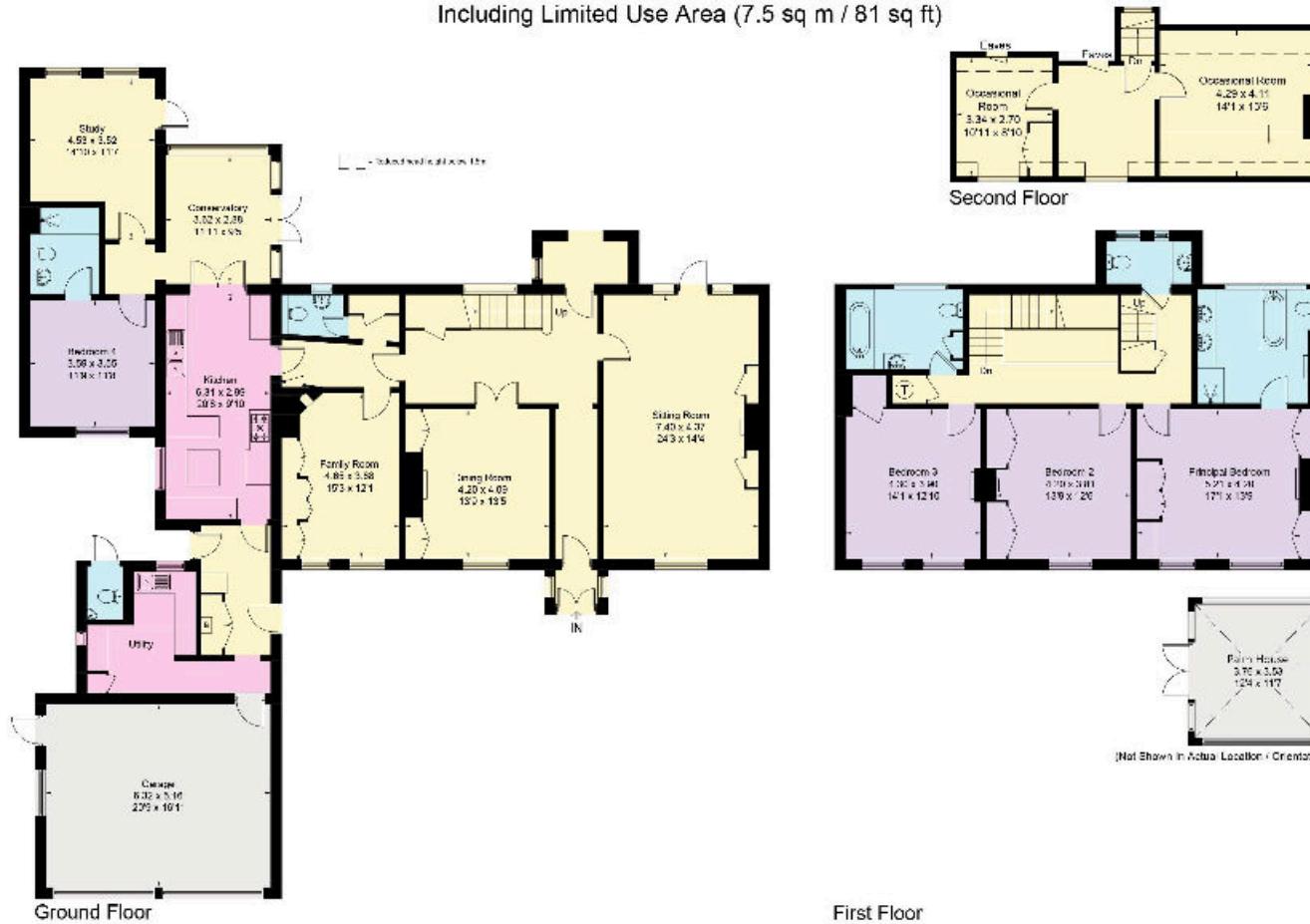
The gardens are well stocked with delightful flowers and shrubs, with a lush green lawn. A feature raised pond provides an eloquent addition.





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.

Ground Floor = 224.9 sq m / 2,421 sq ft  
 First Floor = 103.4 sq m / 1,113 sq ft  
 Second Floor = 37.5 sq m / 404 sq ft  
 Palm House = 13.4 sq m / 144 sq ft  
 Total = 379.2 sq m / 4,082 sq ft (Including Garage)  
 Including Limited Use Area (7.5 sq m / 81 sq ft)



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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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Particulars dated May 2023. Photographs and videos dated May 2023.

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