



Oakwood House, Fulmer, Buckinghamshire



A beautifully maintained family country house in a private wooded setting.

Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Sitting room
Dining room | Study | Playroom | Garden room | Kitchen
Pantry | Cloakroom | Boot room

Leisure Complex: Swimming pool | Changing room
Sauna | Steam room | Gym

First Floor: Principal bedroom with two dressing rooms,
bathroom and cloakroom

Two further bedrooms with en suite bathrooms
Further bedroom | Family bathroom | Utility room

Second Floor: Two further bedroom suites with en suite
shower rooms

Annexe

Sitting room | Kitchen | Bedroom | Shower room

Outbuilding

Two hexagonal offices | Entrance hall | Kitchenette
Cloakroom | Storage

Garden and Grounds

Landscaped and lawned gardens | Water gardens
Rose gardens | Secret gardens | Woodland

In all about 14.48 acres



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Situation

Oakwood House is situated about a mile to the southeast of the village of Fulmer. Gerrards Cross is about 2 miles away providing a more comprehensive range of shopping and recreational facilities, including a renowned Everyman cinema, Waitrose and excellent restaurants, together with a mainline station serving London Marylebone, taking from only 21 minutes. The Elizabeth Line runs from Iver, around 6 miles away, and provides fast trains into London Paddington and across London. The house is ideally suited for communications by road with the M40 motorway (Junction 1) about 3.4 miles away and the M25 motorway (Junction 16) about 4½ miles. Heathrow Airport is about 13 miles while Central London is approximately 19 miles.

Sporting and recreational facilities in the area include golf at The Buckinghamshire, Beaconsfield, Burnham Beeches, Gerrards Cross, Harewood Downs and Moor Park; polo at the Guards Polo Club or The Royal Berkshire; rowing and cruising on the River Thames at Marlow and Henley; racing at Windsor and Ascot. There are many beautiful walks and bridle paths in the area including those in Denham Country Park, Burnham Beeches, Langley Park and Windsor Great Park. Both King George's Field sports club and Black Park Country Park are within walking distance from Oakwood House.

The area is renowned for its choice and standard of both state and public schooling. Buckinghamshire is one of the last counties to maintain the traditional grammar school system, of which Beaconsfield Grammar School for boys and Beaconsfield High School for girls are the closest. Gerrards Cross and the surrounding locality boasts several highly regarded independent schools, for boys and girls. These include Thorpe House, Gayhurst, Davenies and Caldicott for boys and Maltmans Green, Holy Cross Convent and St Mary's for girls.

Distances

Gerrards Cross 2 miles (London Marylebone from 21 minutes), Iver Station 6 miles (Elizabeth Line to Paddington and across London), M25 (J 16) 4.5 miles, M40 (J 1) 3.4 miles, Heathrow Airport 13 miles, Central London 19 miles. (Distances and times approximate)



Oakwood House

Oakwood House is a wonderful family home built in 1929 and subsequently extended in 1993 and 1994. The house underwent a refurbishment programme in 2022/23 creating a beautifully presented and substantial home extending to over 9,500 sq. ft. The layout is shown in the enclosed floor plans.

The ground floor is entered through a wide reception hall giving access to the principal reception rooms, study and playroom. The drawing room with lovely fireplace, sitting room and dining room all have a southerly aspect across the gardens and to the woodland beyond. The kitchen is very well fitted, with a good-sized pantry on the northern end. From the kitchen, double doors open into the garden room, again facing south over the gardens and grounds; from here, a further door leads to the swimming and leisure wing with large heated pool, gym, sauna, steam room and changing room.

The principal bedroom suite with two dressing rooms, a bathroom and cloakroom are on the first floor along with two further bedroom suites, a guest bedroom and family bathroom. The second floor offers two further bedroom suites each with a sitting area and shower room.





Approximate Gross Internal Floor Area

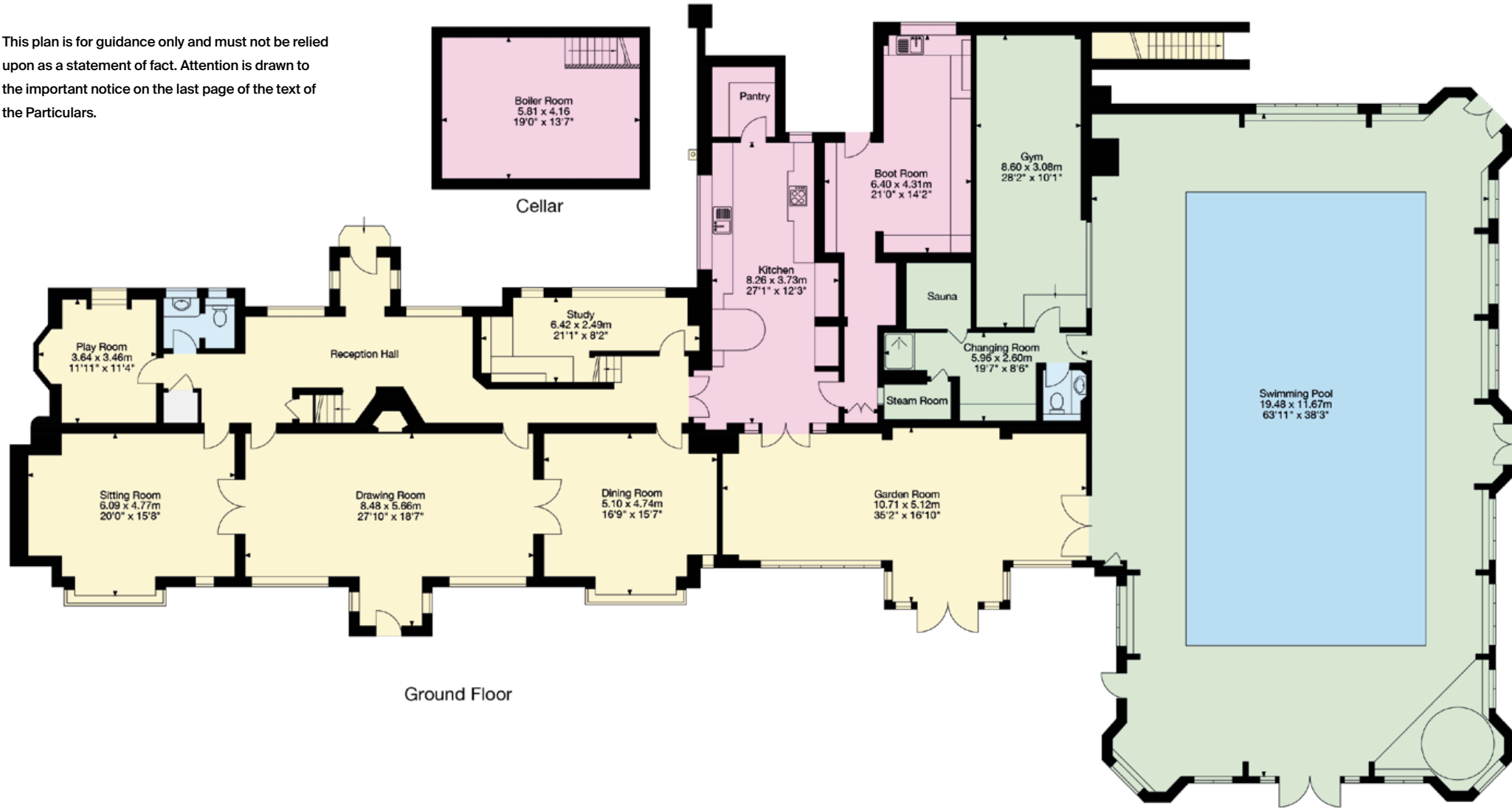
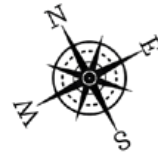
Main House: 890 sq m / 9,579 sq ft

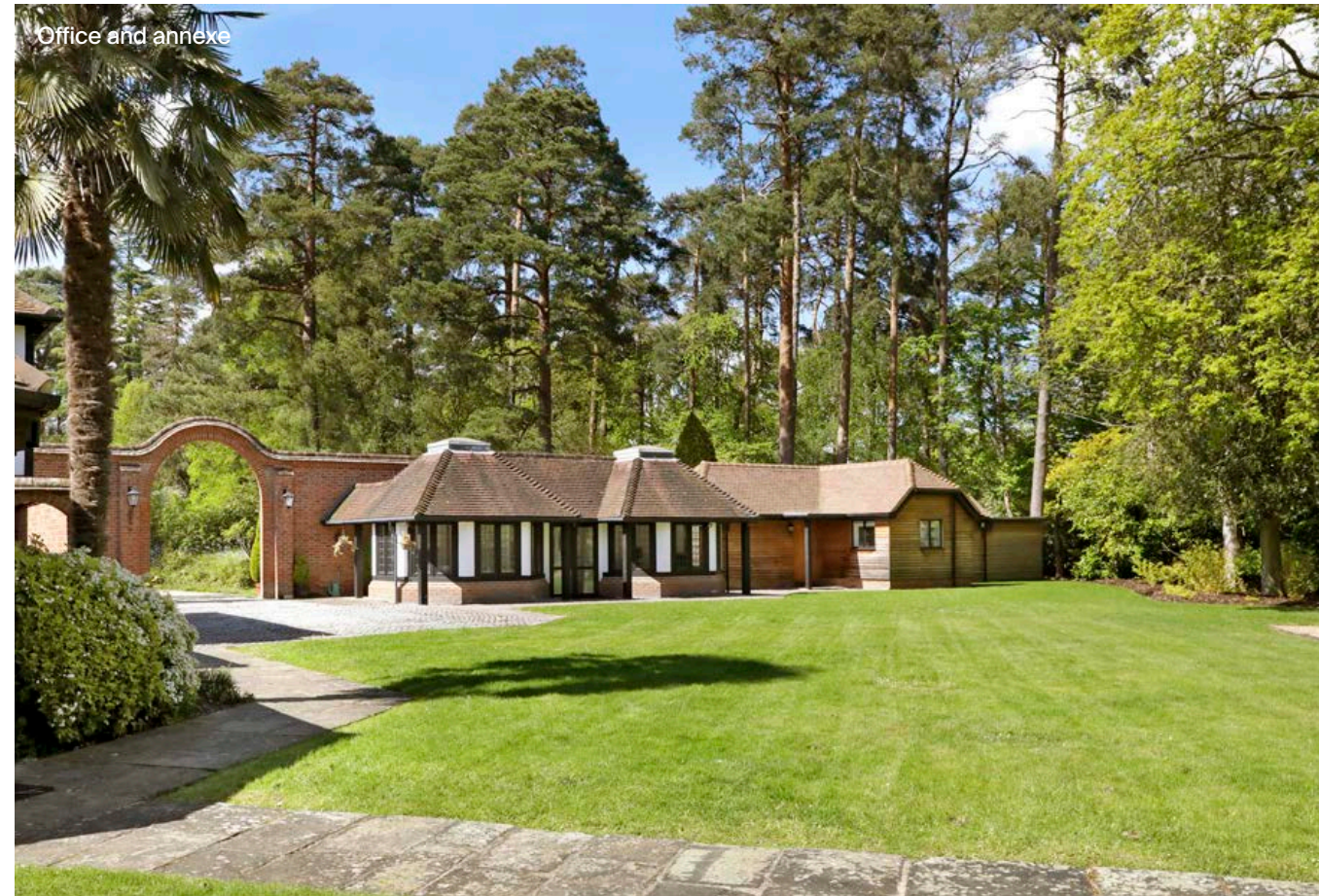
Annexe: 49 sq m / 524 sq ft

Offices: 42 sq m / 452 sq ft

Total: 981 sq m / 10,555 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.





Outside

Annexe: A separate attractive, detached annexe offers very useful ancillary accommodation with kitchen, sitting area, bedroom and shower room.

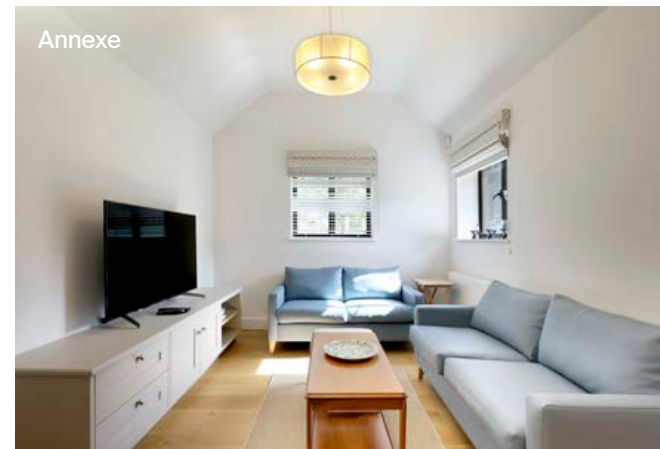
Offices: A further detached building with two hexagonal offices, a kitchenette, cloakroom, and storage area.

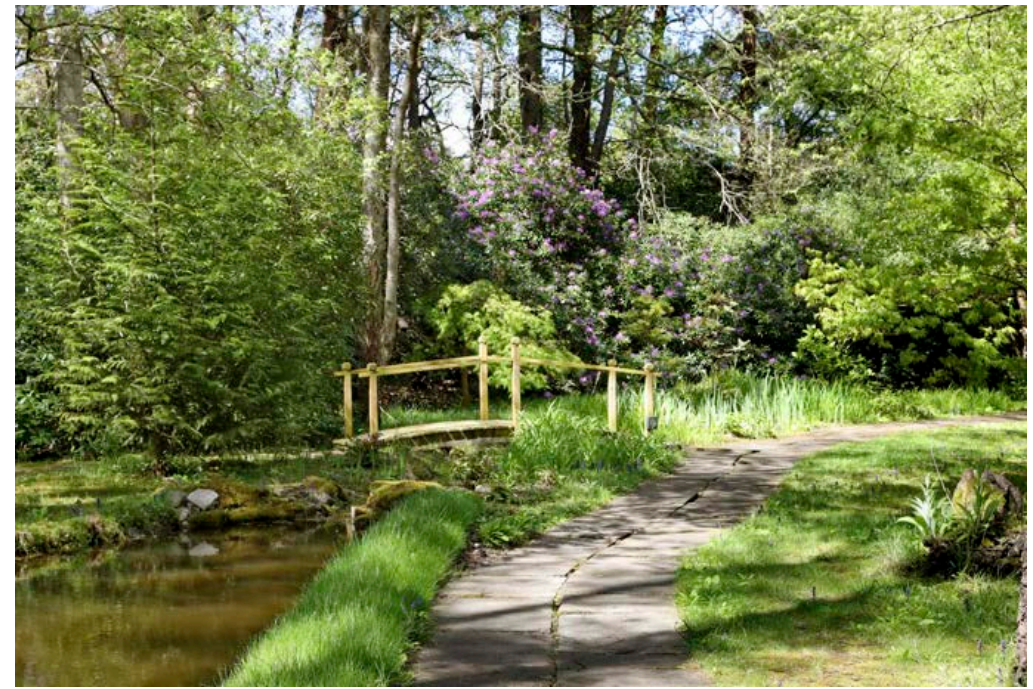
Outbuildings: Within the garden yard there are storage buildings along with a greenhouse.

Gardens and Grounds

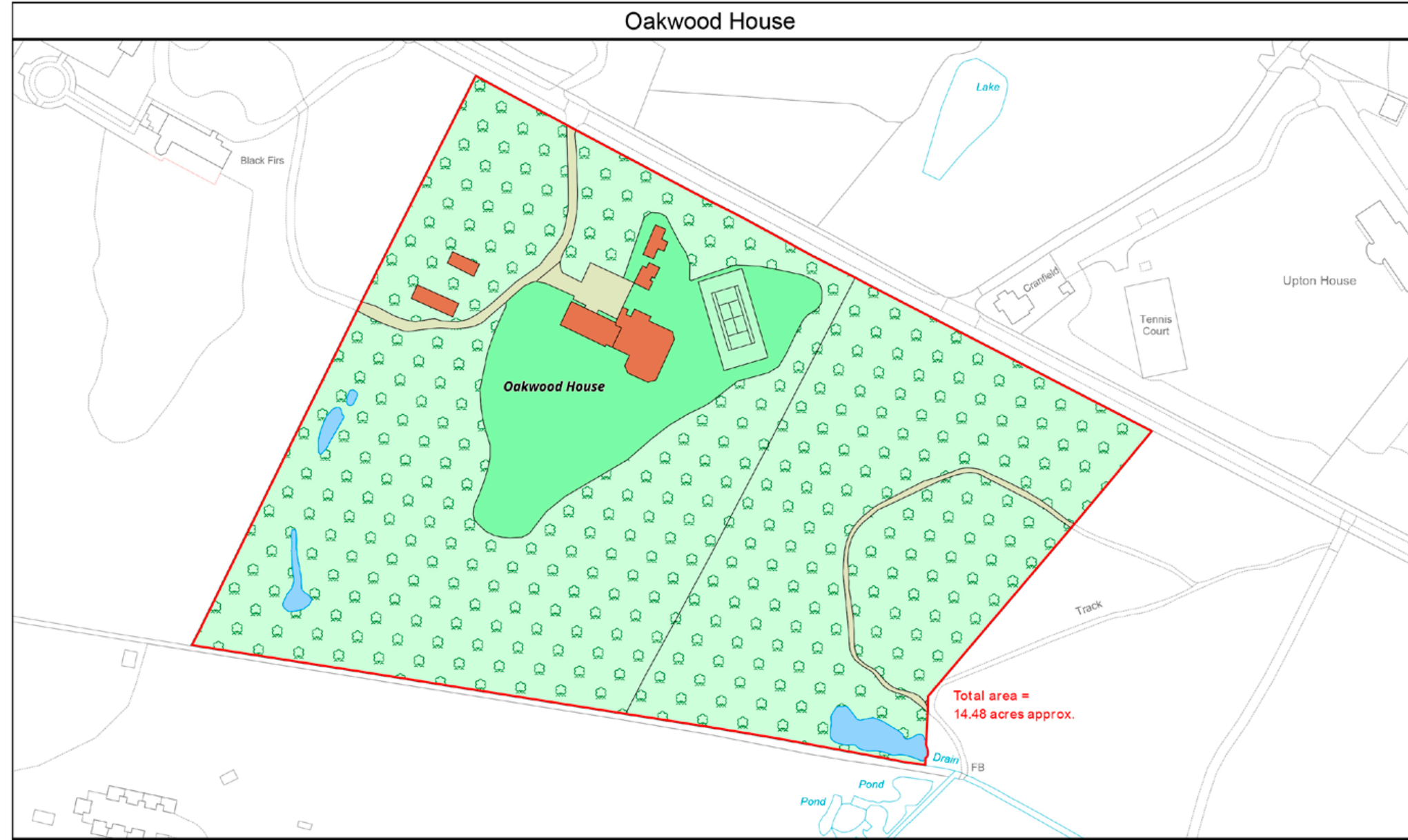
Approached from the lane through electrically operated gates, the driveway sweeps to the front of the house and a large area of parking. Oakwood House is set with stunning gardens giving a parkland feel with an array of specimen trees and plants, beautiful rhododendrons and azaleas. There are delightful woodland walks, water gardens, rose gardens and expansive lawns, as well as a tennis court.

In all about 14.48 acres









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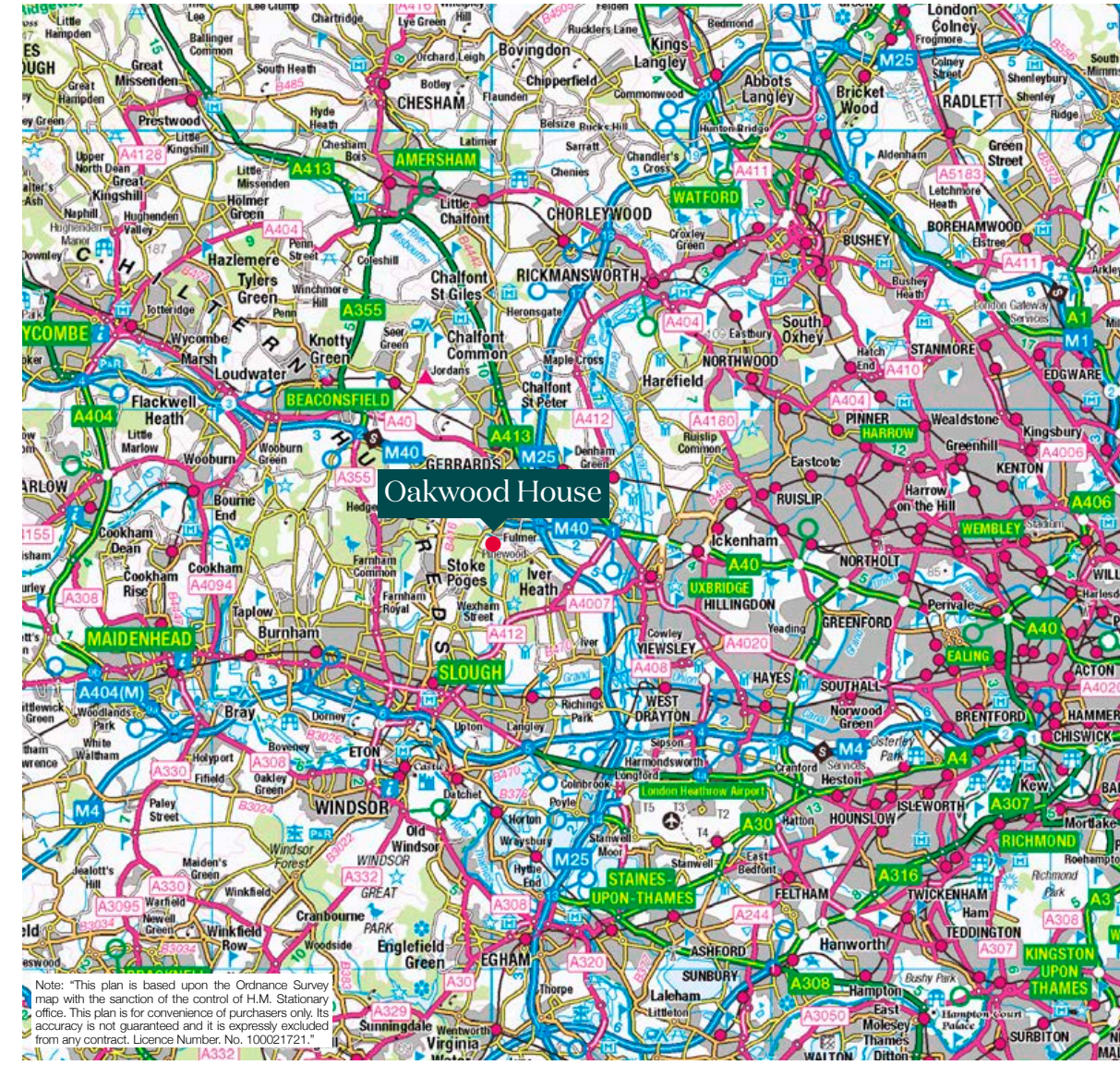


Oakwood House



Date: 07:05:24
 Drawn By: CW
 Scale: 1:2000 @ A4
 Plan Ref: 18539
 Title: **Oakwood House**

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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Property Information

- Tenure: Freehold
- Services: Mains water, electricity, private drainage and oil-fired central heating
- Local authority: Buckinghamshire Council
- Council Tax Band: H
- Energy Performance Certificate Rating: Oakwood House – Rating E
 The Annexe – Rating B
- Postcode: SL3 6JN
- What3words: <https://w3w.co/rides.voters.test>

Viewings

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

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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