



Cornerwood, Top Park, Gerrards Cross.



A magnificent, modern home in Gerrards Cross.

Cornerwood is an attractive family home offering more than 7,800sq.ft. of flexible accommodation arranged over three floors and benefits from a self-contained flat with potential to incorporate the garage/games room as a sitting room.

The ground floor accommodation flows from a spacious yet welcoming reception hall and comprises a large drawing room with a feature exposed stone open fireplace and three sets of French doors to the rear terrace, a generous family room and a large study with bespoke built-in storage and shelving.



Offers in excess of: £5,250,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: H

An outstanding home that offers flexible family and entertaining accommodation over three floors, including a one-bedroom flat in a generous and private plot with a swimming pool and sauna.



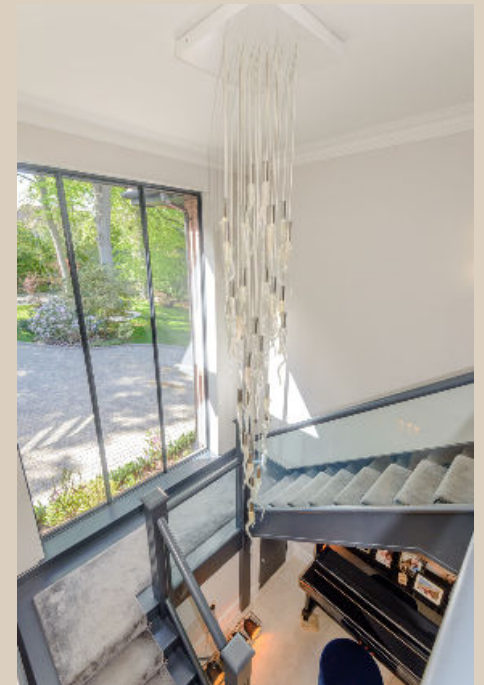


The ground floor accommodation is completed by an inter-connecting suite of rooms arranged around the extensive kitchen/breakfast room and include a large dining room with vaulted ceiling and bi-fold doors to the rear terrace, a spacious second study with contemporary inset fireplace and a well-proportioned TV room.

The kitchen offers a range of bespoke contemporary wall and base units including a large U-shaped central island with breakfast bar, integrated appliances and bi-fold doors to the rear terrace. It also benefits from a large adjoining utility room with a cloakroom and a door to the side.

A door from the utility room gives access to a double garage, currently configured as a games room, leading on to the flat's kitchen with corner stairs rising to a first floor landing and to a bedroom with built-in storage and a modern en suite shower room; also accessible over stairs rising from the utility room.





On the first floor there is a large principal bedroom with fitted dressing room, separate fitted dressing area and modern en suite bathroom, an additional bedroom with fitted dressing area and en suite bathroom and two further bedrooms with en suite facilities.

The second floor features the property's three remaining large double bedrooms, one with en suite bathroom and another with en suite access to a contemporary shower room, also accessible in a Jack and Jill formation from the landing.

The property is approached through twin stone pillars and double electrically-operated wooden gates over a low-maintenance block-paved driveway offering private parking for multiple vehicles and giving access to the double garage.

The well-maintained landscaped garden is laid mainly to level lawn bordered by mature shrubs and trees and to the rear features a large wraparound raised paved terrace overlooking a swimming pool with a paved surround and a timber-clad pool room with sauna, the whole combining to create an ideal space for entertaining and al fresco dining. There is also a mini football pitch.





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.

Approximate Floor Area = 686 sq m / 7,383 sq ft
 Garage / Games Room = 39 sq m / 422 sq ft
 Pool Room = 10 sq m / 103 sq ft
 Annexe = 41 sq m / 440 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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