



Grafton House Gerrards Cross, Buckinghamshire

robertsnewby
Now part of Strutt & Parker

STRUTT & PARKER

Grafton House

31 Camp Road
Gerrards Cross
Buckinghamshire
SL9 7PG

An elegant detached home built in 2004 to a high standard using the finest quality materials

5/6 bedrooms | 5 bathrooms | 3 floors
Kitchen dining family room | Utility room
Grand reception hall | Cloakroom | Drawing room | Study | Sitting room | Galleried landing
Laundry room | Storage room | Double garage
Landscaped gardens extending to 0.4 acre

The property

This attractive property stands proudly in one of Gerrards Cross' finest locations and within its own private south facing gardens. The stylish and versatile accommodation approaches around 6,000 square feet flowing over three floors, each approached from a sleek glass and cherry wood staircase.

This beautifully styled home provides generously proportioned and versatile accommodation. An impressive reception hall features a stylish contemporary glass and cherry wood staircase which splits to the first floor. The doors are also in cherry wood and lead to the primary reception rooms. A tiled floor flows through double doors into a glorious open plan kitchen dining family area. This expansive open space features two sets of French doors which lead out on to the rear terrace, whilst the roof lantern floods in natural light. The kitchen comprises large swathes of cherry wood styled units and granite work tops, finished with Siemens integrated appliances including a gas 5 ring hob with extractor hood above, double ovens, US style fridge freezer with ice dispenser, wine chiller and coffee machine. The family room can be separated from the kitchen with large double doors.

Also just off the entrance hall is a cloakroom. Further reception rooms include an elegant drawing room with double aspect windows, French doors and a stone fireplace, a substantial sitting room to the front, and a particularly large study, which is fully fitted with a desk and a range of cupboards and book cases. From the kitchen there is a utility area which has ample space for laundry equipment, and access to the double garage.

A stylish stair case splits to either side providing access to the galleried landing which is bright and spacious with a large picture window to the front and affords access to four bedrooms, each with individually designed luxurious en suite bathrooms and extensive wardrobe facilities. The master bedroom and guest bedroom also includes a well fitted dressing rooms, with the master bedroom having a "his and hers".

From the landing, the staircase sweeps up to the second floor and to three further large rooms, a substantial bathroom and separate night cloakroom. Although these rooms could be used for different purposes, they currently create a lovely guest bedroom, gym with wood floor and a large media home cinema room with elegantly fitted desk and book shelving. There is also plenty of storage on this floor with walk in store/wardrobe and additional eaves storage cupboards.

Outside

This striking home is located in Gerrards Cross' most prestigious road and within its own well screened and beautifully landscaped gardens. The property is approached at the front via electrically operated sliding wrought iron gates bordered by brick pillars and railings. An attractive resin bonded driveway provides plenty of parking and access to a double garage. There are well stocked flower beds and borders and access down either side to a private landscaped south facing rear garden. This elegant garden affords privacy being bordered with part-walls and hedgerow. There is a well a tendered shaped lawn, strategically planted box hedging and well stocked borders, with a feature being a mature walnut tree. Wall lights surround the house. There are also power points and a water tap.













General Notes

White high quality sanitary ware in all bathrooms and shower rooms. Beautiful bespoke wooden sash style windows with double glazed inserts. Under floor heating on the ground and radiators on the first and second floors. Pre-wiring for technology: Ceiling speakers; High level Octogan security system including external CCTV and intruder warning system; programmable lighting system with 5amp lighting circuit.

Directions

From our office in Gerrards Cross, next to the EThorpe Hotel, proceed through the high street and at the traffic lights, go straight over into Windsor Road. Take the first turning on the right into Camp Road and follow this round to the left. The property can be found a short way on the left hand side.

Roberts Newby

83 Packhorse Road, Gerrards Cross,
Buckinghamshire SL9 8PQ

01753 891188

gx@robertsnewby.com
robertsnewby.com

Strutt & Parker

3 The Green, High Street, Chalfont St. Giles,
Buckinghamshire HP8 4QF

01494 871991

struttandparker.com

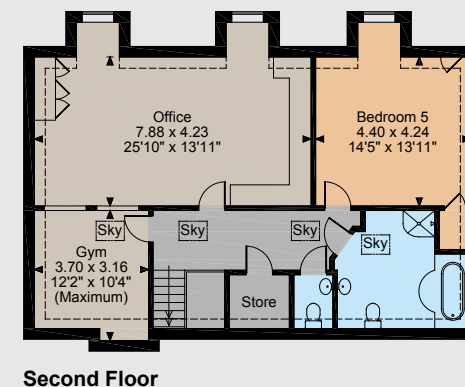
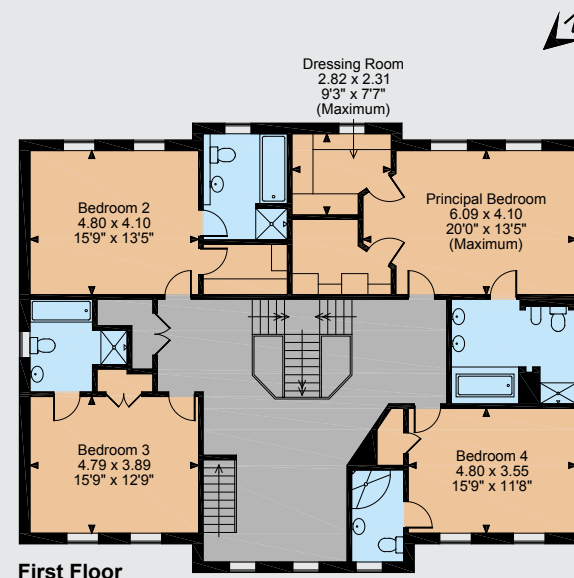
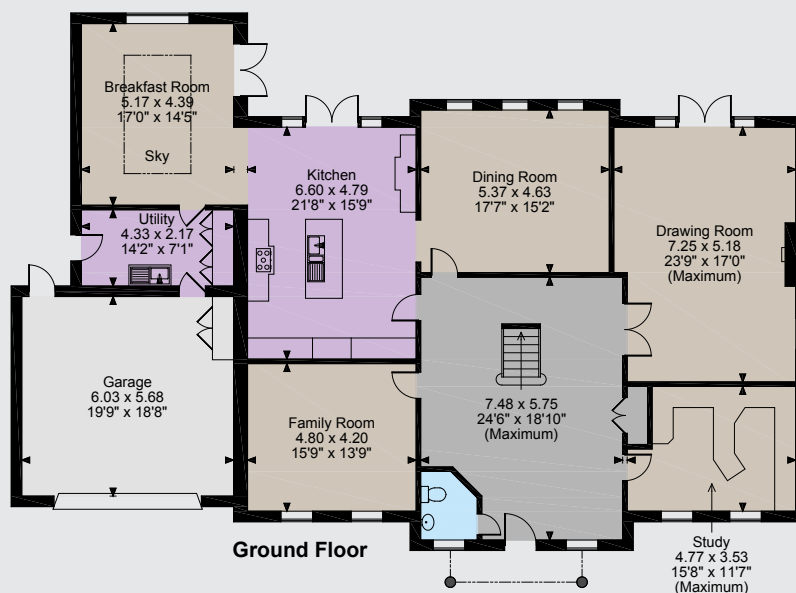
52 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Main House internal area 5,146 sq ft (478 sq m)

Garage internal area 369 sq ft (34 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8236011/WFF

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2015. Particulars prepared September 2015.

STRUTT & PARKER

robertsnewby
Now part of Strutt & Parker

onTheMarket.com

exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE