Grafton House Gerrards Cross, Buckinghamshire
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 tended 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.

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.

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

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