

The **Frost** Partnership

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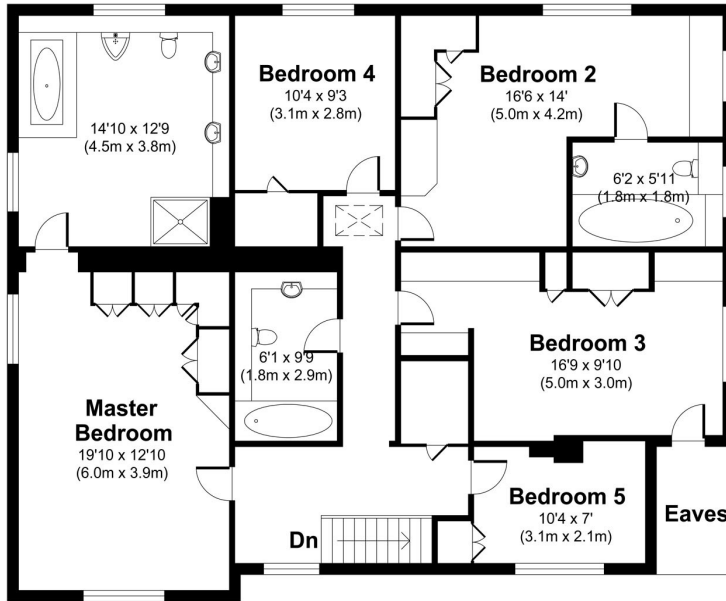
Bramley Cottage, Maltmans Lane, Gerrards Cross, Buckinghamshire, SL9 8RS

£1,750,000 (Freehold)

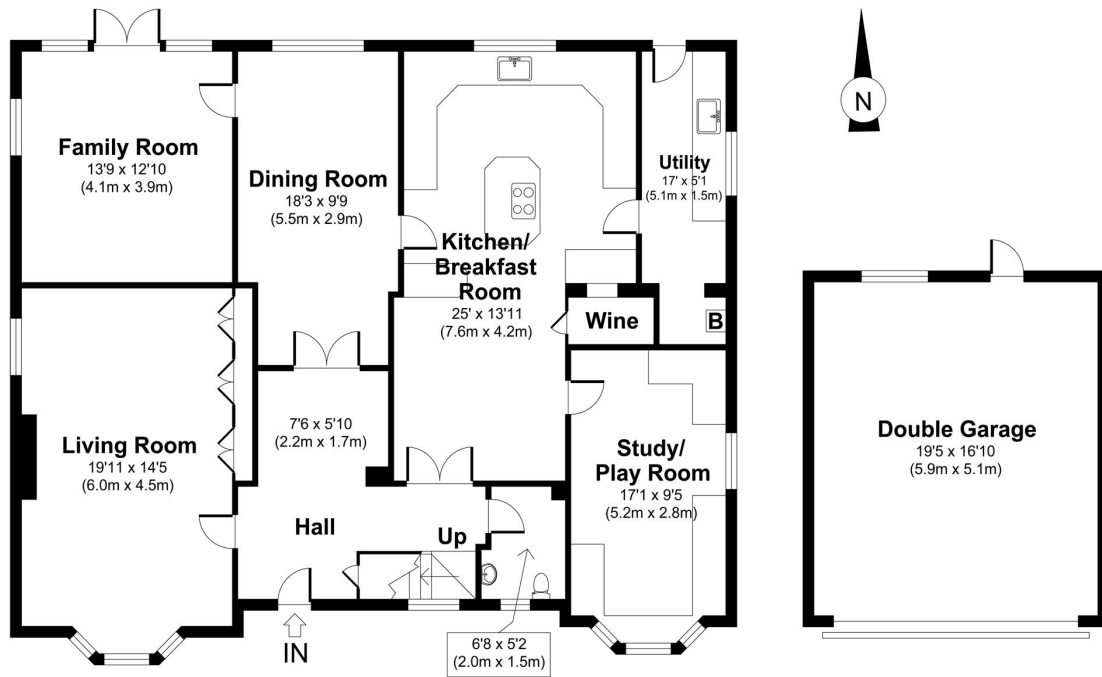


- Five bedrooms
- Four reception rooms
- Potential to extend, stnc
- Double detached garage
- Situated on a premier road
- Walking distance of village centre

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First Floor



Ground Floor

TheFrostPartnership

Bramley Cottage, SL9 8RS

APPROX. GROSS INTERNAL FLOOR AREA 3025 SQ FT / 281 SQ M. INC. GARAGE

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A wonderful opportunity to purchase an attractive detached house, situated on a sought after road, which could be extended further, subject to the necessary consents. Set in mature grounds, the property is within walking distance of the village centre. The accommodation comprises five bedrooms, three bathrooms, reception hall, cloakroom, drawing room, dining room, family room, playroom/study, kitchen/breakfast room, utility room, detached garage, gardens.

Reception Hall

Built-in under stairs storage cupboard.

Cloakroom

White suite comprising vanity wash hand basin, low-level WC, tiling to walls, spotlights.

Drawing Room

Attractive large brick fireplace with inset gas fire and wooden mantle, double aspect, wall light points, custom fitted unit with cupboards, display shelf and shelving.

Dining Room

Double doors to reception hall.

Family Room

Double aspect with double doors opening to rear terrace and garden, inset speakers to ceiling, custom units which include shelving and cupboard.

Kitchen / Breakfast Room

Comprising one and a half bowl single drainer resin sink unit with cupboard below and integrated dishwasher, worksurfaces with cupboards and drawers below, fitted wall units, stainless steel Neff built-in double oven, integrated refrigerator and separate freezer, microwave, further fitted cupboards, island unit with built-in four ring Neff hob and wine rack, tiling to walls and floor, fitted breakfast bar with cupboards and drawer to one side, built-in walk-in cupboard with tiled flooring and cloaks hanging space, double doors opening to reception hall.

Utility Room

Comprising single bowl single drainer stainless steel with cupboards below, work surface with cupboards and drawers below, space for washing machine and tumble dryer, space for refrigerator and freezer, fitted wall units, double aspect with door opening to rear terrace and garden, wall-mounted boiler, tiling to walls and floor.

Study/Playroom

Custom built furniture which includes cupboards, drawers and shelving. Radiator with cover, double aspect.

First Floor Landing

Access to part-boarded loft space with ladder, large built-in airing cupboard with Megaflo.

Bedroom One

Double aspect, range of fitted wardrobes and cupboards.

En-Suite Bathroom

Incredibly large, which could be re-modelled to an en-suite bathroom / shower room and a separate en-suite dressing room. Currently the en-suite bathroom has a white suite and comprises large Jacuzzi-style bath with hand-held shower, large separate steam shower cubicle, 'his and hers' vanity wash hand basins, low-level WC with concealed cistern, bidet, fitted cupboards, tiling to walls, double aspect, chrome ladder-style heated towel rail.

Bedroom Two

Range of fitted wardrobes with dresser unit, double aspect.

En-Suite Bathroom

White suite comprising enclosed bath with separate shower attachment, low-level WC with concealed cistern and cupboard to one side, pedestal wash hand basin, tiling to walls.

Bedroom Three

Fitted wardrobes and drawers and dresser unit, shelving, built-in eaves storage cupboard.

Bedroom Four

Built-in walk-in wardrobe, wall light points.

Bedroom Five

Built-in double wardrobe.

Family Bathroom

White suite comprising tile-enclosed bath with separate shower attachment, low-level WC with concealed cistern, vanity wash hand basin, tiling to walls and floor, white ladder-style heated towel rail.

Outside

To the front there is a large sweeping gravel driveway which leads to a **detached double garage** with electric up-and-over door, light, power, window, door to rear garden.

Gardens

To the front there is a curved area of lawn, mature hedgerow, light, side access both sides to rear garden, which enjoys a secluded aspect and is mainly laid to lawn with a variety of flowering mature plants and shrubs, trees, wooden shed, light, water tap. The garden is mainly laid to lawn with two terrace areas.

Agent Note

Energy Performance Rating - D. Please contact us for a full copy of the Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross
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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.