

The **Frost** Partnership

Gerrards Cross Office: T: 01753 890909 E: gerrardscross@frostweb.co.uk

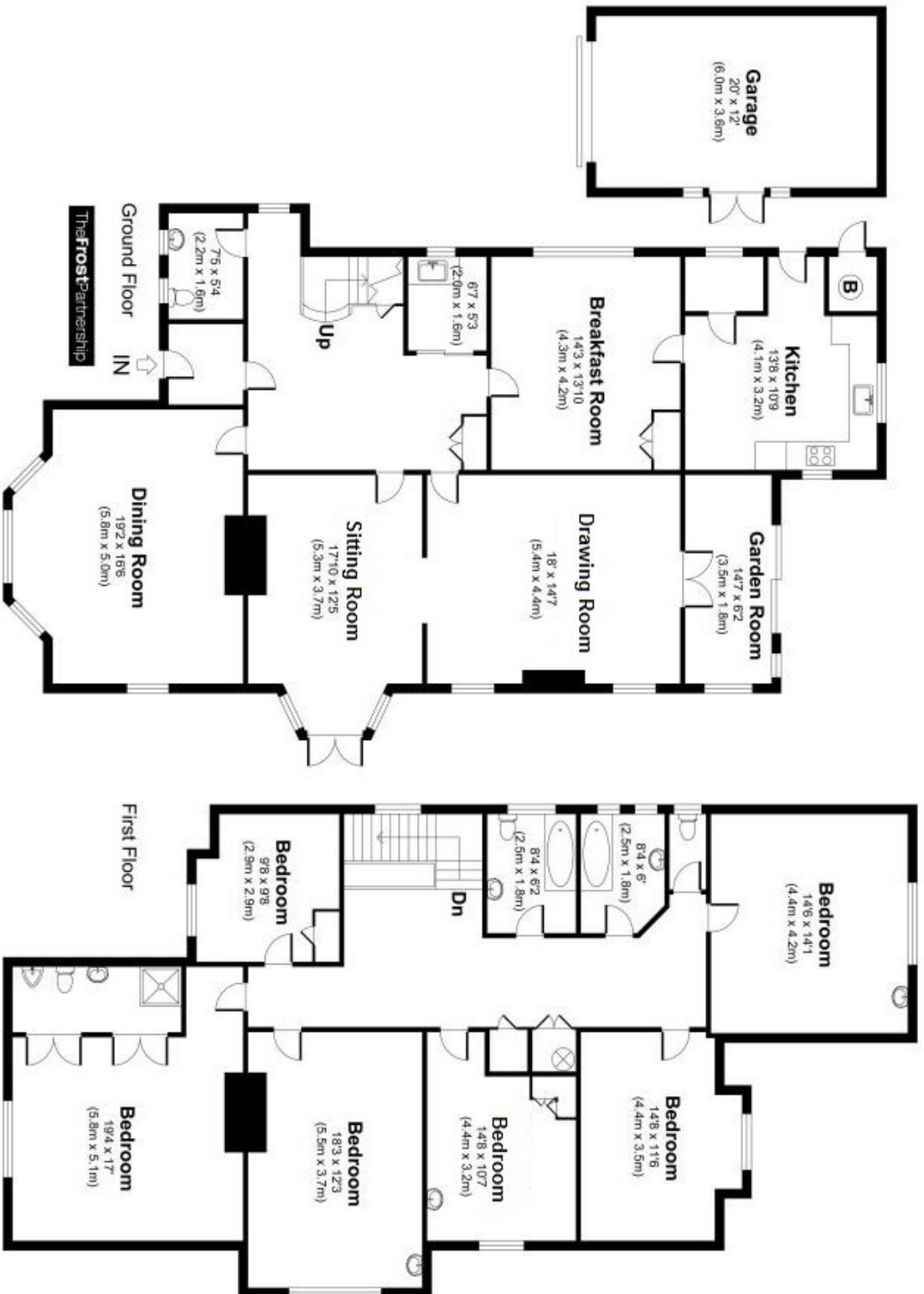
10 Oval Way, Gerrards Cross, Buckinghamshire, SL9 8QD

£1,850,000 (Freehold)



- **Superb central location**
- **Six bedrooms**
- **Steeped in character**
- **Delightful wide plot**
- **Potential to extend**
- **Vacant possession available**

frostweb.co.uk



Oval Way, SL9 8QD

APPROX. GROSS INTERNAL FLOOR AREA 3477 SQ. FT. / 323 SQ. M. INC. GARAGE

FROSTGIC12295-F. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2016.

No 10 Oval Way is a stunning turn of the century detached house of character, situated in one of the most favoured residential locations in the heart of Gerrards Cross, overlooking a small copse to the front aspect. The property offers very grand accommodation with high ceilings and excellent reception rooms with the possibility of extension, subject to planning permission. The house sits on a particularly wide plot and enjoys delightful gardens to all sides.

Solid wooden entrance door leading to:

Entrance Vestibule

Part glazed leaded light door leading to:

Grand Reception Hall

Stairs rising to first floor. Wooden flooring. Under stairs storage cupboard. Further double built in storage cupboard. Door to:

Cloakroom

Fitted white suite comprising low level WC and wash hand basin, semi-circular leaded light window to front aspect. Electric heater, coats hanging space.

Dining Room

A stunning double aspect room with leaded light bay window to front and window to side. Ornately coved ceiling. Focal point of open fire with ceramic tiled hearth and surround that encompasses an ornate wooden mantel and pillars. Wall light points.

Sitting Room

Georgian style bay to side aspect with double doors opening on to side patio. Focal point of brick and stone open fire. Beamed ceiling. Wall light points. Wide arch to:

Drawing Room

Sealed unit leaded light windows to side aspect and leaded light double doors opening on to rear conservatory. Tiled fire with wooden mantel. Beamed ceiling. Wall light points.

Conservatory

Quarry tiled floor. Sealed unit double glazed sliding patio doors opening onto rear garden. Light and power.

Utility Room

Window overlooking the side aspect. Single drainer, stainless steel sink unit. Plumbing for washing machine and space for further appliance. Recessed high level storage cupboard.

Morning Room

Leaded light window to side aspect. French dresser unit with glazed display cupboarding. Cupboards and drawers. Concealed storage cupboard. Wood panelled walls. Book shelving. Door to:

Kitchen

Fitted with a range of wooden base and wall mounted units with roll top work surfaces. Incorporating twin stainless steel sink unit with drainer and mixer tap. Space suitable for dishwasher. DeDietrich electric hob and separate electric oven and grill, space suitable for American style fridge/freezer. Windows to side and rear aspects. Larder cupboard with cold shelf and storage. Door to side. Partially tiled walls.

FIRST FLOOR Landing

Approached by a delightful returning staircase from the entrance hall with feature stained glass window to side aspect. Access to large loft area via pull down ladder (not inspected). Storage cupboards including a double airing cupboard with foam lagged hot water cylinder. Wall light points.

Bedroom One

Feature fire with tiled surround and wooden mantel. Dimplex heater.

En Suite Shower Room

Fitted with a double width shower cubicle. Bidet, wash hand basin and low level WC. Built in storage cupboards. Wall light point. Extractor fan, electric heated towel rail.

Bedroom Two

Leaded light window overlooking rear aspect. Wash hand basin. BT point, wall light points. (covered fireplace)

Bedroom Three

Leaded light window to side aspect. Built in wardrobe cupboards, wash hand basin.

Bedroom Four

Covered fire place.

Bedroom Five

Covered fireplace. Wash hand basin.

Bedroom Six

Built in wardrobe cupboard.

Family Bathroom

Fitted with a coloured suite comprising panel bath with chrome telephone style mixer tap/shower attachment. Wash hand basin, high flush WC, partially tiled walls. Heated towel rail.

Bathroom

Panel bath with chrome telephone style mixer tap/shower attachment, wash hand basin, heated towel rail. Partially tiled walls, wall light point.

Separate WC

With a low level WC.

OUTSIDE

One of the features of the property are the delightful gardens that surround the property to all sides. There is an established hedge to the front aspect, giving privacy from the road. A driveway leads on to an expanse of tarmac parking, which leads down the left hand side to further paved parking and eventually the garage, which is detached with electric up and over door and has double doors to rear terrace and gardens. The remainder of the front garden has been laid to a shaped area of lawn with rhododendron bushes. To the right hand (southerly side) there is a large 'crazy' paved terrace with a small brick retaining wall beyond which the garden has been laid to an area of shaped lawn with a large flowering shrub bed that incorporates a mature conifer. A mature wisteria is growing on this aspect. The garden then opens to the rear whereby there are further crazy paved patio areas opening on to an expanse of lawn which is again boarded by either close boarded fencing or hedging. Wooden summer house, green house and potential fruit/vegetable garden.

AGENTS NOTE

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

VIEWING:

Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross

Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk



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.