



STRAWBERRY HILL

GERRARDS CROSS • BUCKINGHAMSHIRE



STRAWBERRY HILL

1, 2, 3 & 4 STRAWBERRY HILL • OFF FULMER DRIVE • GERRARDS CROSS • BUCKINGHAMSHIRE • SL9 7HQ

A delightful residential development of just four executive detached houses set behind electronic gates on one of the area's most highly regarded roads.



THE PROPERTIES

Built to an exacting standard by a well-known local developer, these properties blend a traditional brick exterior with a contemporary finish. Ready for immediate occupation, each of these properties comes with high quality appliances throughout and fitted floor coverings as well as landscaped gardens.

Each of the four properties will differ slightly in the accommodation offered and we would draw your attention to the floor plans on the following pages for specific layouts. Fundamentally, there will be accommodation of: three reception rooms along with a large kitchen/breakfast room, utility room and downstairs cloakroom; master en-suite, guest en-suite, two further bedrooms and a bathroom to the first floor (number 4 has bath/shower to every bedroom on the first floor); additional bedroom accommodation and a bathroom to the second storey.

GROUNDS

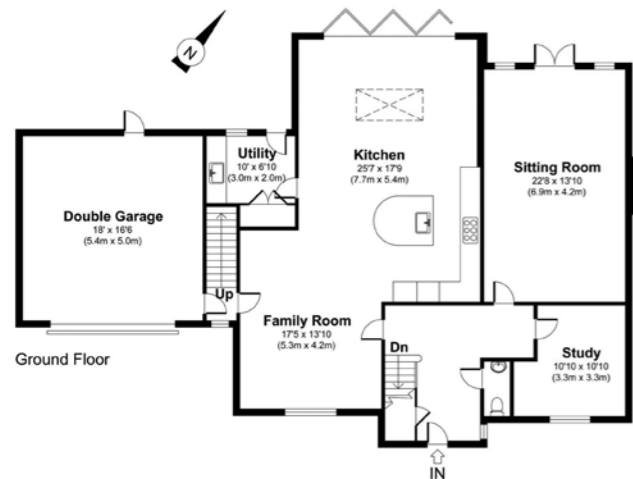
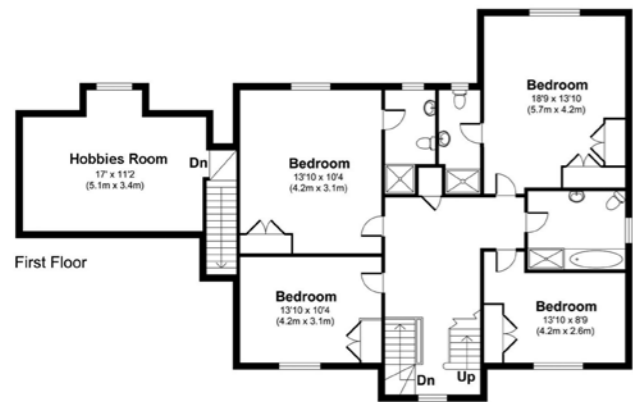
Each of the properties will benefit from their own driveway and garage. The landscaped gardens are fence enclosed with flagstone patios sitting immediately adjacent to the houses and opening onto lawned areas. Being set off Fulmer Drive, these houses enjoy a private and secluded feel.

LOCATION

The properties are located approximately one mile away from Gerrards Cross town centre which offers a delightful range of boutique style shopping along with larger stores that include Marks & Spencer Simply Food, Tesco, Sainsburys Local and Waitrose supermarkets. There is a fast mainline train service to London (Marylebone), the journey time being from 18 minutes. Furthermore, there are numerous well respected private schools within the local area and South Bucks remains part of the 11+ grammar school education system.

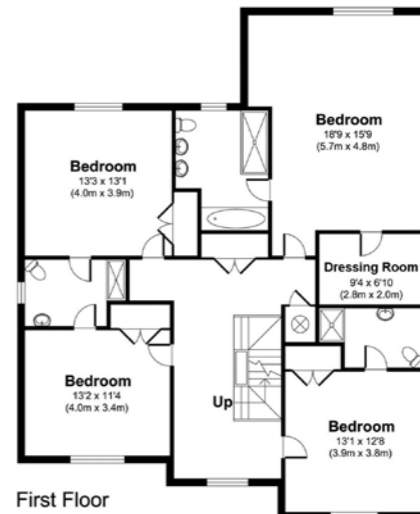
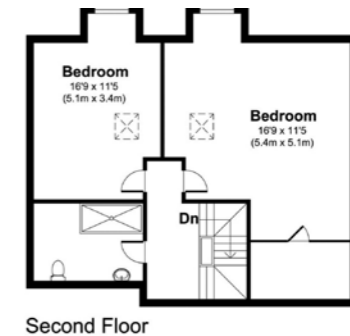
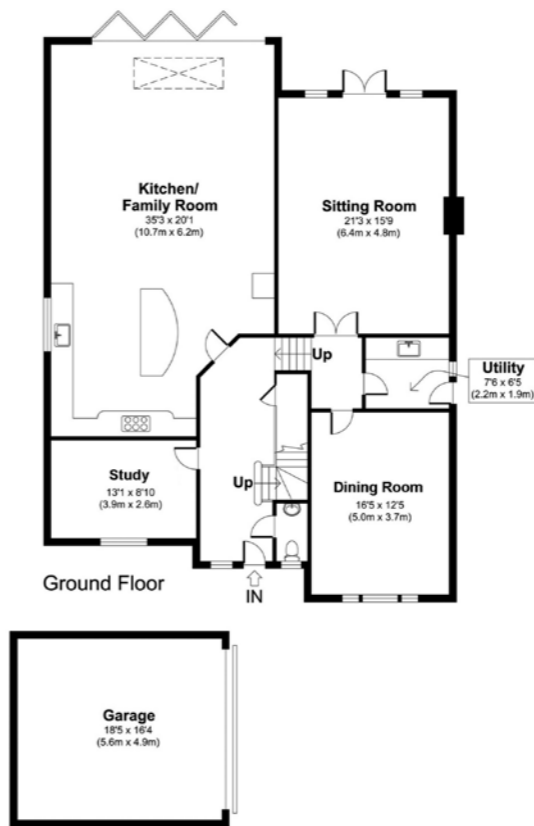
1 STRAWBERRY HILL

Approx. gross internal floor area 3,630 sq ft / 333 sq m inc. garage



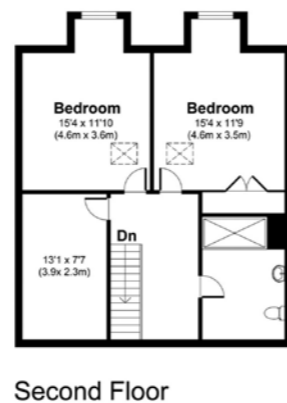
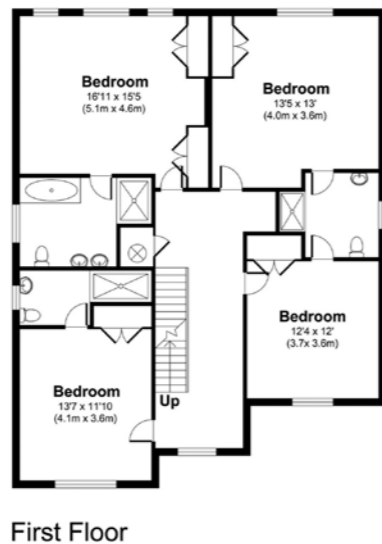
2 STRAWBERRY HILL

Approx. gross internal floor area 4,070 sq ft / 373 sq m inc. garage



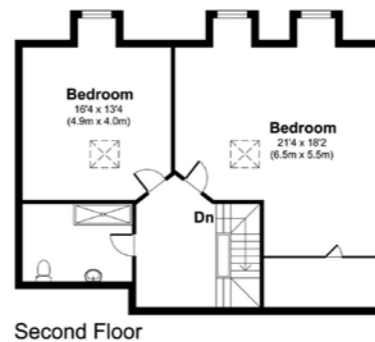
3 STRAWBERRY HILL

Approx. gross internal floor area 3,638 sq ft / 338 sq m inc. garage

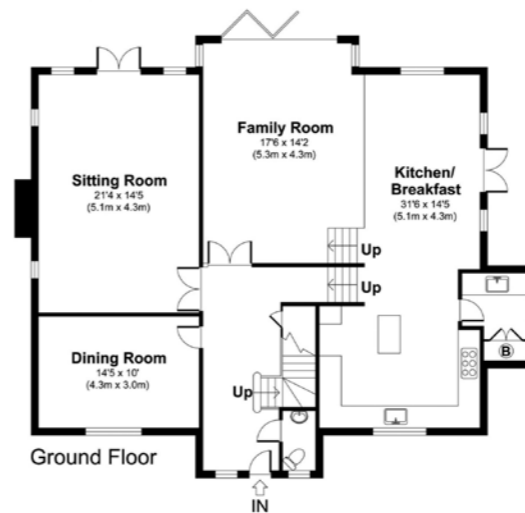


4 STRAWBERRY HILL

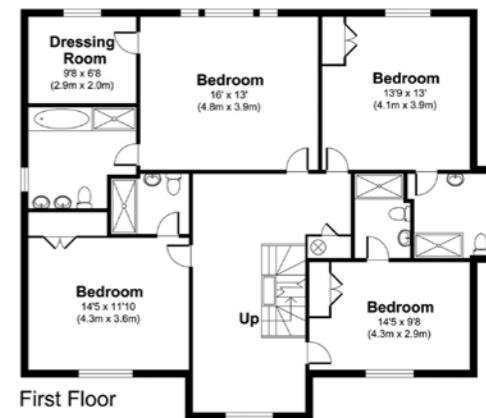
Approx. gross internal floor area 3,714 sq ft / 345 sq m inc. garage



Second Floor



Ground Floor



First Floor

SPECIFICATION – INTERNAL

- Fitted floor coverings throughout to include porcelain tiling and carpeting
- Extra high ceilings to certain ground floor reception rooms
- 5 amp lamp sockets
- Chrome light switches and sockets
- Recessed low voltage downlighters
- Drawing room with fitted gas fire
- Oak doors with chrome furniture
- Walnut kitchen with granite and marble work surfaces
- Falcon range oven complemented by Miele combination microwave oven and plate warming drawers
- Miele coffee machine
- Liebherr wine fridge
- American style fridge/freezer
- Integrated Miele dishwasher
- Miele extractor fan
- Large lantern light to breakfast/family room
- Bi-fold doors
- Utility room with units matching that of kitchen. Integrated Miele washing machine and tumble dryer
- Solid concrete first and ground floors with under floor heating
- Pressurised hot water system
- Dressing rooms to certain bedrooms
- Villeroy & Boch sanitaryware with marble tiling
- Freestanding baths with adjacent integrated TVs and built in surround sound
- Second floor radiators in covers
- Useful eaves storage areas
- Alarm fitted

EXTERNAL

- Landscaped grounds that include a gated entrance from Fulmer Drive
- Tarmacadam drive, individual driveways with granite sets
- Fully landscaped gardens to include Indian fossilised patios, lawned areas with specimen planting
- Furthermore, the topography of the landscape has been utilised incorporating mature oak trees
- 10 year NHBC guarantee

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser.

For all enquiries and to book an appointment to view this stunning development, please contact:

Frost
NewHomes

THE FROST PARTNERSHIP

32 Packhorse Road
Gerrards Cross, Bucks, SL9 7DE

01753 890909



ROBERTS NEWBY

83 Packhorse Rd
Gerrards Cross, Bucks, SL9 8PJ

01753 891188