

YARDLEYS

**Gerrards Cross
Buckinghamshire**

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Camp Road in Gerrards Cross is arguably the most desirable private road in the south of England. Yardleys extends to some 985m² GEA on a level 2,100m² plot backing onto the ancient Bulstrode Camp – a protected 100,000m² grassland.

This imposing and elegant home follows classic Arts and Crafts design incorporating the most up-to-date construction materials and technology.



A stunning setting

Set within South Bucks, Gerrards Cross is regarded as a highly desirable commuter town, within 30 minutes of London Heathrow, yet surrounded by picturesque and scenic open countryside. Gerrards Cross lies close to the intersection of the M25 and the M40, giving the town excellent motorway links, while the A40 provides direct access to central London. Gerrards Cross mainline train station offers commuters a journey time to London Marylebone of just 18 minutes.

The town has an outstanding Church of England primary school and is within catchment for several Bucks grammar schools, while a range of private schools are also available.

Gerrards Cross is close to Windsor for excellent leisure activities including shopping and horse racing and the famous Ascot Racecourse also nearby. Polo is at The Royal County of Berkshire Polo Club, Guards Polo Club, Smiths Lawn, Windsor Great Park and Coworth Park, with outstanding golf facilities at Stoke Park Country Club as well as Gerrards Cross and Denham Golf Clubs.



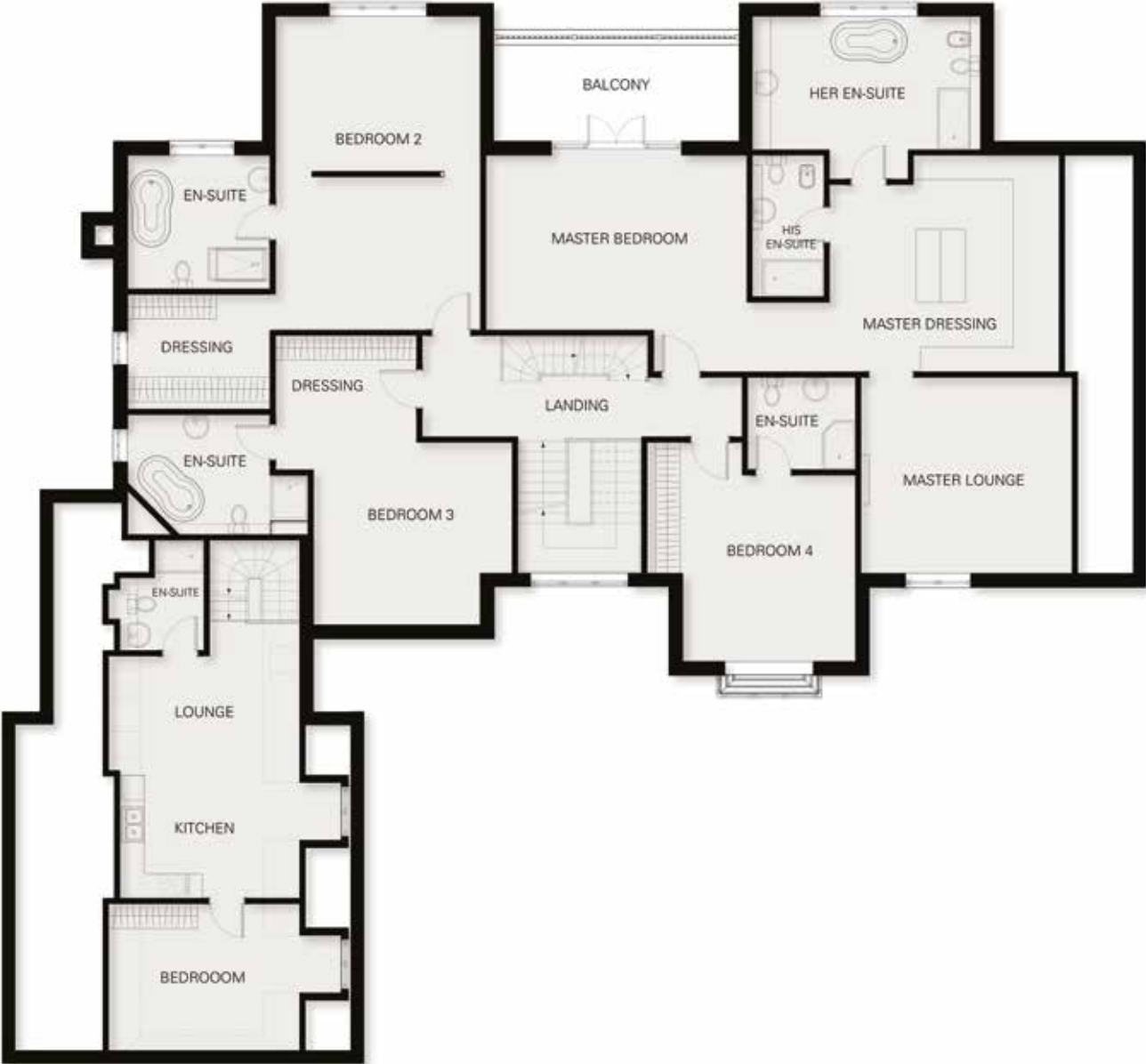


GROUND FLOOR





FIRST FLOOR





SECOND FLOOR





Specification

PRINCIPAL KITCHEN

The principal kitchen is 'Metro' black Walnut with steel inlay and veneered doors by Clive Christian and includes Sub-zero and Wolf appliances with natural quartz stone composite worktops.

WINE STORAGE

The wine storage area is bespoke by James Martin Designs Ltd and includes a mechanical ventilation system.

UTILITY ROOM AND KITCHENETTES TO 2nd FLOOR AND ANNEX ACCOMMODATION

Installations by James Martin Design with Miele appliances throughout.

WARDROBES

Bespoke installations by James Martin Design including a gold magma granite island countertop in the master dressing area.

MASTER SUITE

Bespoke cabinetry in his and her bathrooms in walnut with white natural quartz stone countertops.

FIREPLACES

The fires in the drawing room, study and master bedroom lounge are remote controlled gas appliances by DRU. The fire in the family/kitchen/dining room is a log/wood burning Alpine appliance by DG.

SANITARYWARE / SHOWERS / BATHS

Principally by Fiori, Bauhaus, Clearwater and Victoria & Albert.

TILING

The floors and walls to the Master bathrooms are La Roche Di Rex Italian porcelain tiles in Blanc and Ecu to 'His' and 'Hers' respectively.

Bathroom 2 is in 'Zero Design' Asian Grey porcelain tiles by Provenza's, while the remaining bathrooms are 'Shard White' porcelain with mosaic details.

The porcelain ground floor tiles are Casa Dolce Casa's 'Pietre 3' in White Limestone.

CARPET

All carpets are ITC Chablis silk in Sand.

INTERNAL DOORS

Bespoke solid core fire rated internal doors throughout the property featuring bespoke timber mouldings.

Electrical Summary:

LIGHTING AND SWITCHES

The property features Clipsal Intelligent Lighting Control programmable light switches. This digital lighting system allows the functionality of each switch to be fully customised to suit the purchaser's preferences. Can all also be controlled via phone or tablet.

FIRE ALARM SYSTEMS

Fully monitored system with smoke and heat detectors throughout dwelling.

WIRELESS ACCESS POINTS

Located throughout the dwelling giving good wireless internet coverage throughout all floors.

TV DISTRIBUTION

Ready for distribution of TV throughout dwelling located in communications room, including dish, amp and aerial.

CAT 5 WIRING

Throughout the dwelling wired back to the ethernet switch located in the communications room on the second floor.

SPEAKERS

Pre-wired locations above ceilings in all principal rooms. Additional external speaker points to master balcony and rear of property. All wired back to 2nd floor communications room ready for installation of speakers to suit purchasers requirements.

CONTROL 4

Pre-wired only for Control 4 keypads. This allows for upgrade to Home Automations Systems to include lighting, heat, sound, and vision all from a single interface should the purchaser require this function.



SECURITY SUMMARY

The property benefits from a comprehensive remote dialling security alarm system. Detection is via infrared motion detectors to all habitable ground and first floor rooms, and vibration detectors to all ground and first floor windows (including Velux rooflights to the annex accommodation).

The system is currently set to contact a 24-hour keyholding and security firm in case of activation who will either attend the property or notify the police if necessary depending on the nature of the activation.

Mechanical Summary:

UNDER FLOOR HEATING

Underfloor heating to ground and first floors. Rooms have individual controls via local digital thermostats which can also be controlled remotely via phone or tablet.

RADIATOR HEATING

Radiator heating to second floor and annex accommodation. Controlled via local digital thermostats or remotely via phone or tablet.

TOWEL RAILS

Installed on a separate circuit with local digital programmers within the plant room, also controlled remotely via phone or tablet.

HOT WATER

Local digital programmer within plant room, also controlled remotely via phone or tablet.

BOOSTERS

Boosted water supply via 1000 litre storage tank to maintain good water pressure throughout the house.

WATER SOFTNER

Light commercial electronic water softener with large salt storage tank.

BOILER

Valliant Ecotec Plus A rated condensing boiler.

FASCIAS, SOFFITS AND BARGE BOARDS

All are from treated timber, sealed and painted with external grade paint. The bargeboards are Southern Yellow Pine while the fascias are Redwood. Soffits are in marine ply.

EXTERNAL WINDOWS AND DOORS

Windows and doors generally are European Redwood 'Woburn' casements by MH Joinery. All featuring Low-E, argon filled double glazing with warm edge spacer bars.

The front door is by Input Joinery and is manufactured in Sapele and features a Winkhaus Thunderbolt lock.

EXTERNAL LANDSCAPING

Paths and patios are in Raj Blend Indian sandstone. The patio to the rear of the property features embedded uplights, while the patio at the bottom of the garden includes a large water feature, power supply and WIFI access point to ensure a strong internet connection even when relaxing outside.

The garden is surrounded by mature trees and shrubs which have been supplemented with a range of decorative buxus balls, flowers, and grasses all in bark mulched beds.

The front drive is covered in Oxford Shingle limestone gravel.

OTHER MATTERS

The property is sold with the benefit of a comprehensive 10-year defects warranty provided by BLP.

The furniture, window finishes and other fixtures and fittings are available at additional cost – a price list is available on request.

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With a fundamental philosophy of continuous innovation, we have established an enviable reputation for quality, professionalism and reliability.

Our goal is to be the best in the field in which we operate. We are discerning and as such strive to work in partnership with equally discerning clients in order to create truly exceptional homes.

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