



Cavendish Place | South Park View, Gerrards Cross, Buckinghamshire

Frost
The **Frost** Partnership

HAMPTONS
INTERNATIONAL



Cavendish Place

South Park View, Gerrards Cross, Buckinghamshire SL9 8HN

A stylish collection of four individually designed houses located within a short walk of Gerrards Cross town centre. Built by a local well-respected, multiple award winning developer “Belvedere”, these properties offer extremely spacious living over three floors and are now ready for immediate occupation. The houses benefit from individual garages and very generous parking.

The development sits within the heart of the town centre and represents the perfect opportunity for buyers wishing to use the extensive facilities on offer within the town. These include a short walk to the mainline station with the journey time to London Marylebone being anywhere between 18 to 28 minutes.

Gerrards Cross sits at the foothills of the Chiltern Hills, on the right bank of the river Misbourne, making this an area of outstanding natural beauty whilst offering a highly desirable residential town with exceptional commuter links.

Very careful consideration was taken when designing these properties with considerable emphasis placed on space and luxury. Wide and inviting entrance halls lead to the main reception areas, which are approached via double doors with a formal entertaining lounge to the front aspect and a very large kitchen/dining/family room encompassing the whole of the rear with bifold doors opening on to the gardens. This space has been cleverly designed to accommodate modern living with a kitchen that includes built in appliances by Siemens, namely induction hob with extractor hood over, electric oven, electric microwave oven, plate warming drawer, dishwasher, tall fridge, separate freezer and wine fridge. The utility room is fitted with NEFF built in washing machine and separate tumble dryer along with a single drainer sink unit and an abundance of additional storage and cupboarding space.

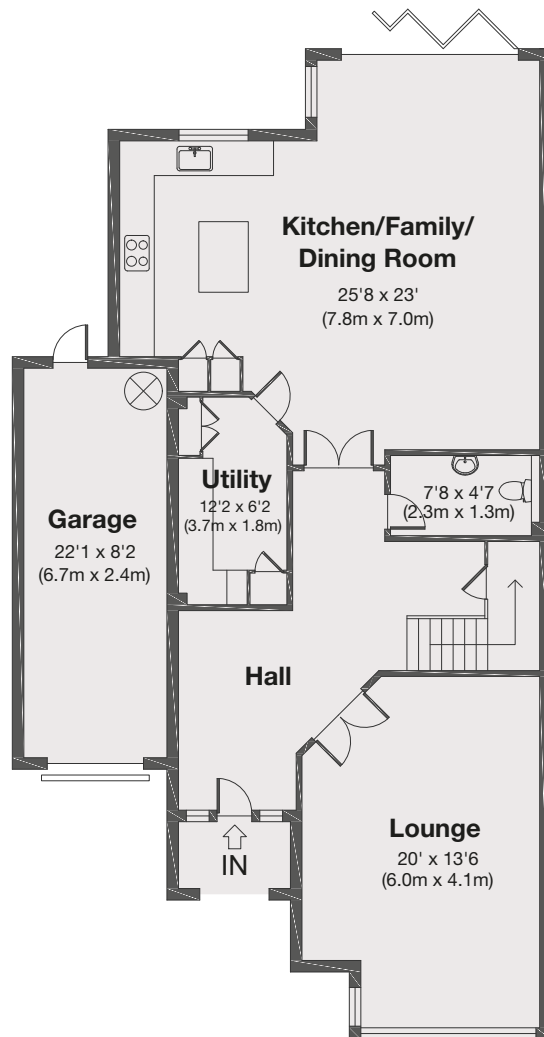
The bathroom suites are fitted with white sanitary ware. The bathrooms are sumptuous and benefit from predominantly tiled walls along with a tiled floor, and a number of the bedrooms have the added benefit of large balconies overlooking the front aspect.

Minimalist architraving and skirting along with a flat ceiling finish incorporating recessed LED down lighters give a very modern contemporary feel to these properties. The specification is further enhanced by the following:

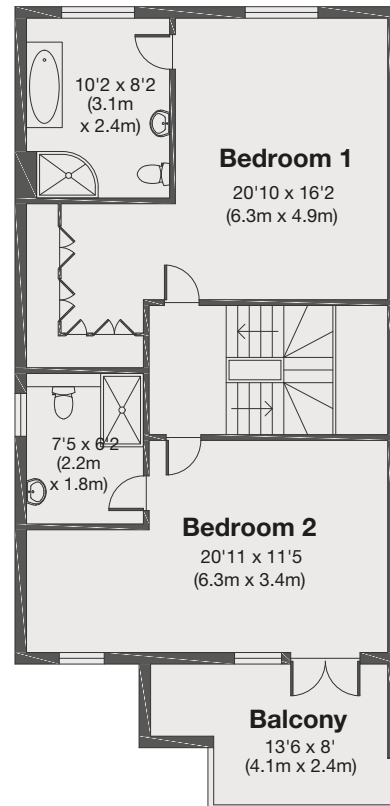
- Chrome light switches and sockets throughout
- High level TV and satellite sockets
- Individually crafted staircases with shaped ceilings, glass and wooden bannisters, stairway lighting
- Underfloor heating throughout with individual thermostats to each room
- Smoke detector
- Chrome ladder towel rails to the bathrooms
- Pressurised hot water systems
- 5 AMP lamp sockets to the ground floor areas
- Dimmer lighting
- Electric roll over garage doors
- Solid concrete floors throughout

Furthermore, the properties come with fitted floor finishes that include laminate to the majority of the ground floor with the exception of the living room which is carpeted. The remainder of the properties are carpeted with tiled bathrooms. Powder coated aluminium windows and external doors add to the sense of space and light.

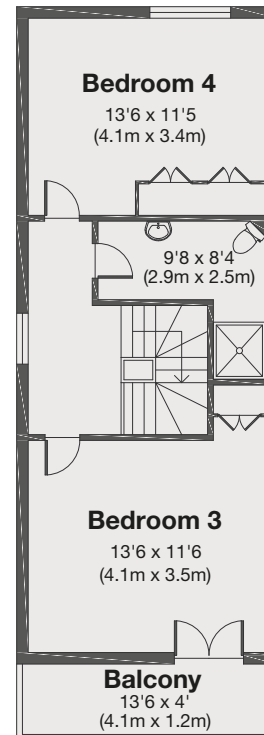
PLOT 1



GROUND FLOOR



FIRST FLOOR



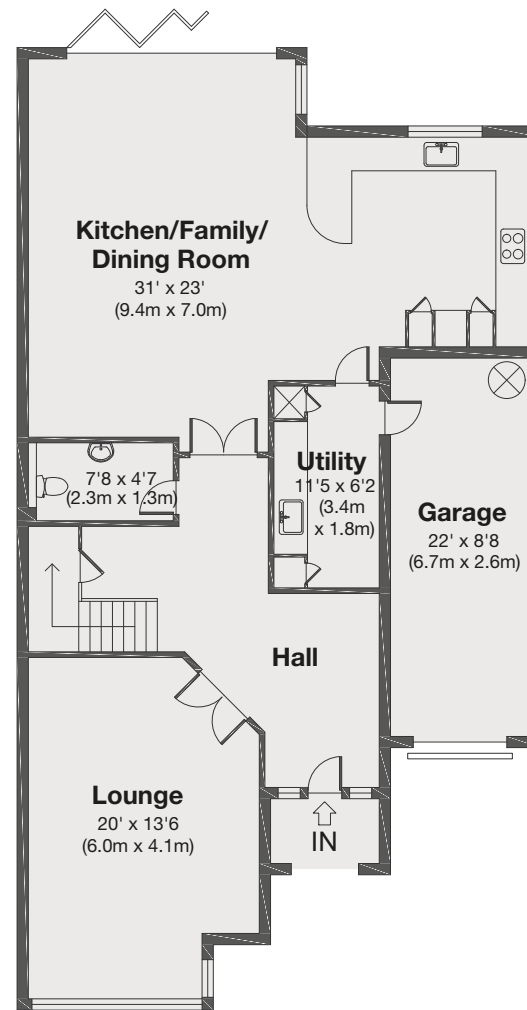
SECOND FLOOR

Total approx. gross internal floor area
2,486 sq ft / 231 sq m (includes garage)

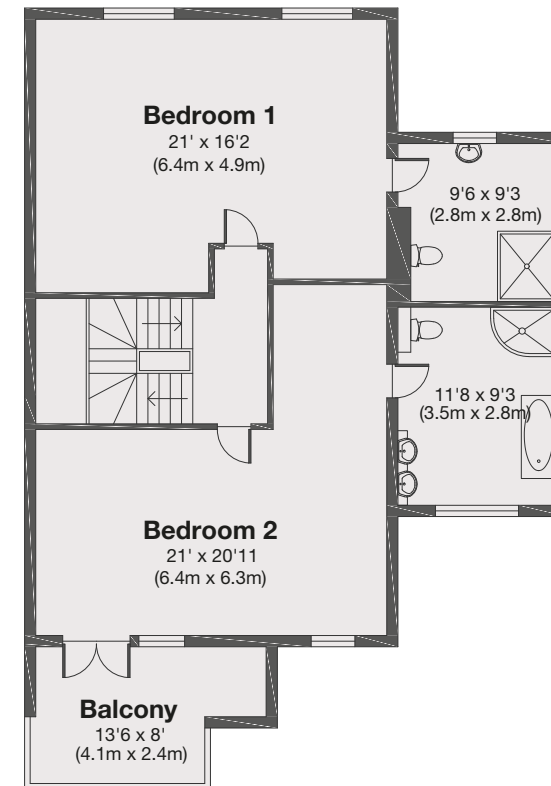




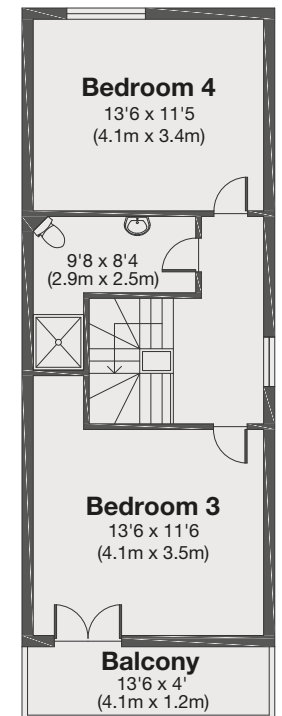
PLOT 2



GROUND FLOOR



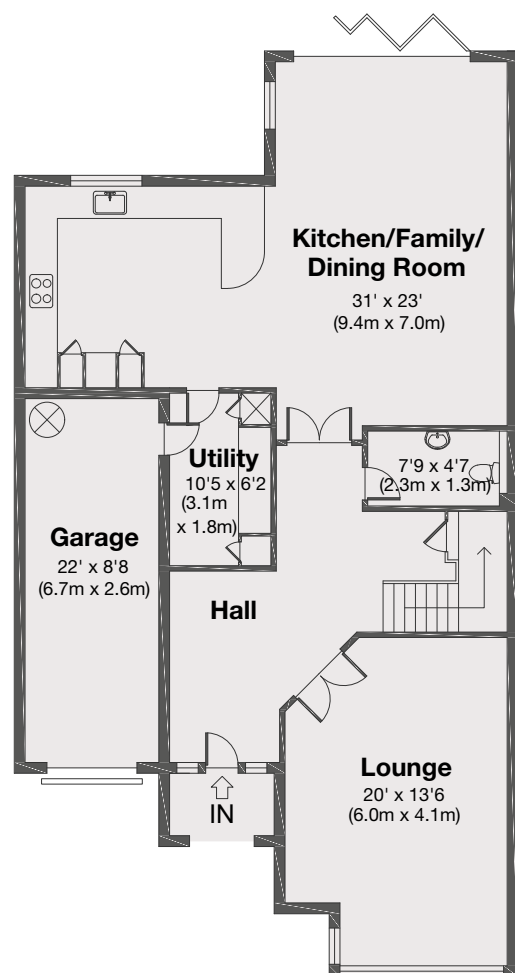
FIRST FLOOR



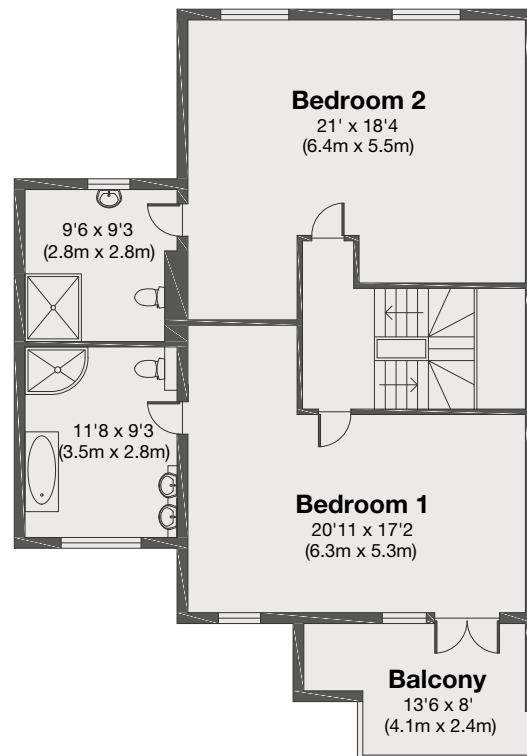
SECOND FLOOR

Total approx. gross internal floor area
2,788 sq ft / 259 sq m (includes garage)

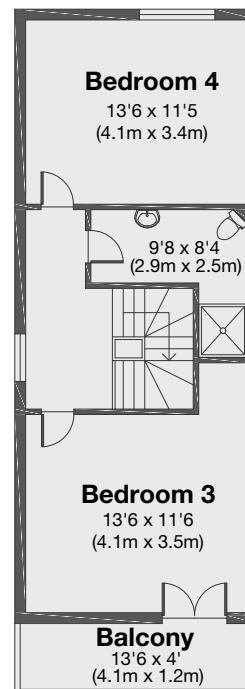
PLOT 3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total approx. gross internal floor area
2,756 sq ft / 256 sq m (includes garage)

OUTSIDE

The gardens to each of the properties are an exceptional feature being unusually large, particularly the front gardens that sit the properties back well from the road, whilst providing considerable parking for numerous vehicles without any shared areas. The rear gardens offer a large paved patio area beyond which the back gardens enjoy a verdant outlook over trees and woodland. Outside power and tap.

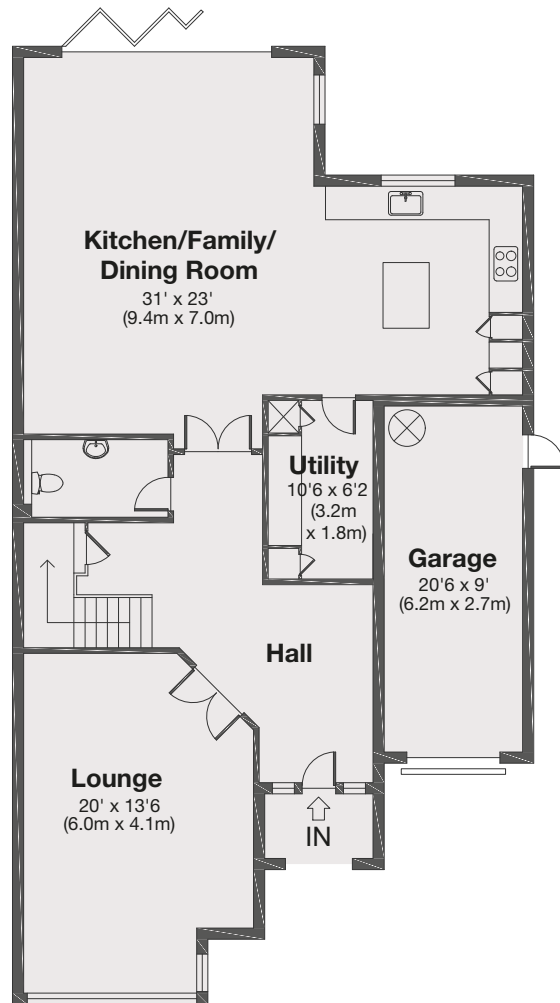
The developer has again paid particular attention to the landscaping and each property comes with areas of lawn that have been complemented by the extensive use of maturing shrubs.

LOCATION

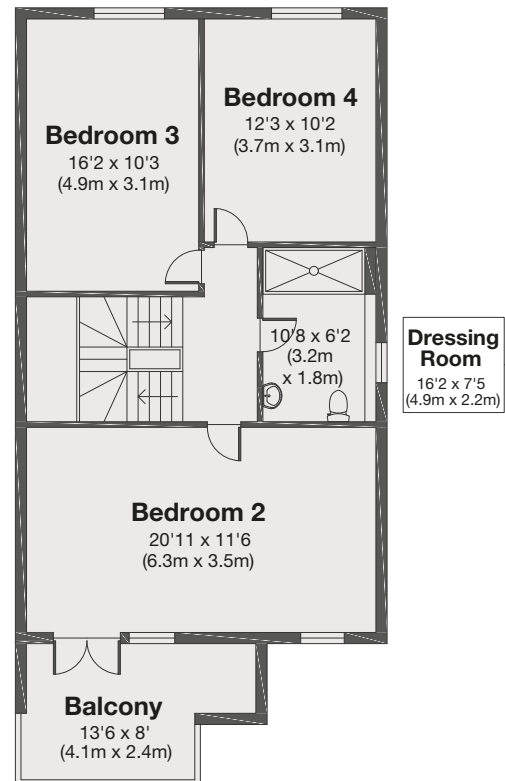
Situated close to the town centre, these town houses offer very convenient living. Having a long trading history, Gerrards Cross really expanded with the introduction of the station here in 1906. Now a thriving affluent town, the links into London still hold incredible appeal.

A fast-mainline rail service operates into London Marylebone, the A40/M40 lies very close at hand and serves both London and the M25. Heathrow is a 20 minute drive away, Stoke Park Country and Golf Club is approximately 4 miles distant. Within the town, there are exceptional state and private schools, whilst South Bucks remains part of the grammar school education system.

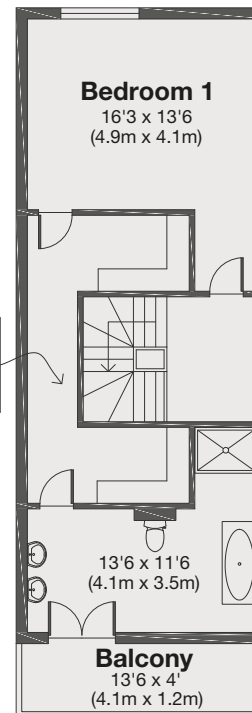
PLOT 4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total approx. gross internal floor area
2,544 sq ft / 236 sq m (includes garage)

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, eg. fitted carpets and furniture. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



For further details or to arrange a viewing please contact:

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