



Oaklands

7 Vicarage Way, Gerrards Cross, Buckinghamshire SL9 8AR

Peter Scott 
ESTATE AGENTS

Edwardian Character Family Home

Located within Conservation Area

Easy Walking Distance to Railway Station

Four Well Proportioned Reception Rooms

Main Reception Hall with Fireplace

Gym/Hobbies Room and Wine Cellar

Six Double Bedrooms Over Two Floors

Five Ensuites & Two Dressing Rooms

Bespoke Herrington Gate Fitted Kitchen

Over Half an Acre of Private Grounds

Double Garage & Substantial Driveway

No Upper Chain

Contact

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Oaklands is a substantial family residence of great character with over half an acre of grounds. Located in a prime village centre tree-lined road, the property boasts a scale of proportion that is rarely encountered. Built in 1913 and designed by eminent architect Sidney J Prevost, this fine home is located within the protected Gerrards Cross Centenary Conservation Area.

The property retains many original features of the era and has been sympathetically decorated throughout. It is a flat, ten minute walk to Gerrards Cross railway station, from which Marylebone station in London is accessed directly south on Chiltern Line trains, with a fastest journey time of 17 minutes, and Beaconsfield, Birmingham, Oxford and Aylesbury are directly accessed to the north.

Accommodation comprises six double bedrooms, five bath/shower rooms, two dressing rooms, four reception rooms, open plan kitchen/breakfast/living room, wine cellar, entrance and reception hall, cloakroom, gym/hobbies room, utility room, laundry room and double garage.

Impressive entrance porch with stained glass windows and quarry tiled flooring with stained glass front door.

Entrance hall with original wood block flooring and cloakroom with quarry tiled flooring, window to front, w.c and pedestal wash basin.



The dining room is a double aspect room with high ceilings, original wood block flooring, large bay window overlooking the gardens and two windows overlooking the front garden, original fireplace with tile and wood surround, ceiling beams, picture rail, Sonos sound system.

The main reception hall measuring 24ft 2" x 13ft 5" has original wood block flooring, feature fireplace, picture rail, coving and ceiling rose, glazed door and window to gardens and main staircase to first floor and is believed to be the original entrance for guests visiting Oaklands.

The drawing room has Sonos sound system, wood flooring, large bay window overlooking the gardens, additional window to the garden, Minster style fireplace and ornate plaster coving and ceiling rose.

The home office is a double aspect room with wood flooring, fireplace, door to gardens and bespoke bookcase with glazed cupboards.

There is a utility/boot/cloak room from the reception hall with quarry tiled flooring, kitchen cabinets with marble worktop and undermount sink. There is a window, door to the garden and door to the boot room.

The family room has wood flooring, window overlooking the front garden, stairs to first floor, walk-in store cupboard and door to kitchen/breakfast/living room.

The kitchen/breakfast/living room has a limestone floor with under floor heating throughout and Sonos sound system.

The kitchen/dining area has been fitted with an extensive range of luxury bespoke in-frame kitchen cabinets with granite worktops, designed, built, and fitted by Herrington Gate Design Solutions who are renowned for designing high end, individual interiors.

There is an island with bespoke pull-out trays, double full height larder cupboard with pull-out drawers and spice racks.

There is ample granite work top space for food preparation along with deep pan drawers, cutlery drawers and recycling bin store. Integrated appliances include Neff double oven, Neff microwave and a dishwasher.

There is also an AGA gas range with four ovens, two hotplates and two burners, Sub Zero fridge, Sub Zero freezer and Sub Zero wine cooler.

The living area has double doors and window overlooking the gardens.

In the dining area there is a door to a shelved area for recycling boxes, water softener and fuse boxes and another door off it to the wine cellar, fitted by Herrington Gate Design Solutions with bespoke oak racking and storage, and with antique flagstone flooring.

From the dining area there is also a door to the gym/hobbies room which is a large, high ceilinged, light and airy room with double glazed doors to the rear garden and glazed door to the front.

There is a large cupboard housing a cascaded system of two optimally synchronised Worcester condensing boilers, and door to double garage.





FIRST FLOOR ACCOMODATION

The first floor can be accessed from two staircases, both with under-stairs walk-in storage. The main staircase from the reception hall has a superb stain glass window and galleried landing with double shelved cupboard and additional storage cupboard.

The master bedroom suite has an inner lobby with doors to the dressing room, bedroom and ensuite bathroom.

The master bedroom is a double aspect room with large canted bay window overlooking the gardens and a further two windows offer views of the garden. There is a range of bespoke wardrobes with in-frame doors and shelving; there is also a Sonos sound system ceiling speaker.

The ensuite panelled bathroom is fitted with a bath with waterfall style tap, hand shower and marble surround, plus a large shower cubicle with ceiling power shower and hand shower, and twin basins inset into bespoke vanity units with marble tops. All taps and fittings are by THG Paris. It has a tiled limestone floor with underfloor heating, two feature spiral vertical radiators, large heated towel rail, w.c, dressing table area and glazed doors opening onto a balcony overlooking the garden, and there is also a Sonos sound system ceiling speaker. The dressing room is fitted with a range of bespoke in-frame wardrobes with shelving, drawers and automatic lighting, wooden flooring and window overlooking the gardens.

The guest bedroom suite has a bedroom with large canted bay window overlooking the gardens and door to a dressing room with bespoke fitted wardrobes, corner cupboard with display shelving, window and door to ensuite bathroom.

FIRST FLOOR CONTINUED AND SECOND FLOOR



The ensuite bathroom is fitted with a bath with mixer tap and hand shower, back to wall w.c, heated towel rail, corner shower cubicle with hand and rain shower,

The second galleried landing has stairs to the second floor and window overlooking the gardens. There is a walk-in storage room with window and radiator.

The laundry room has fitted cupboards with shelving, hanging rail, and houses the hot water tank. There is a communications cupboard, wooden worktop, window and space for two washing machines and a tumble dryer.

Bedroom three has two windows overlooking the gardens, an original fireplace surround and has an ensuite bathroom with window, bath with marble surround and shower and filler tap, wash basin inset into bespoke vanity unit with marble top, heated towel rail and w.c.

Bedroom four has bespoke panelling with two built in wardrobes with shelving and hanging rails, window overlooking the front and ensuite shower room comprising shower marble cubicle, w.c, wash basin inset into bespoke vanity unit with marble top and heated towel rail.

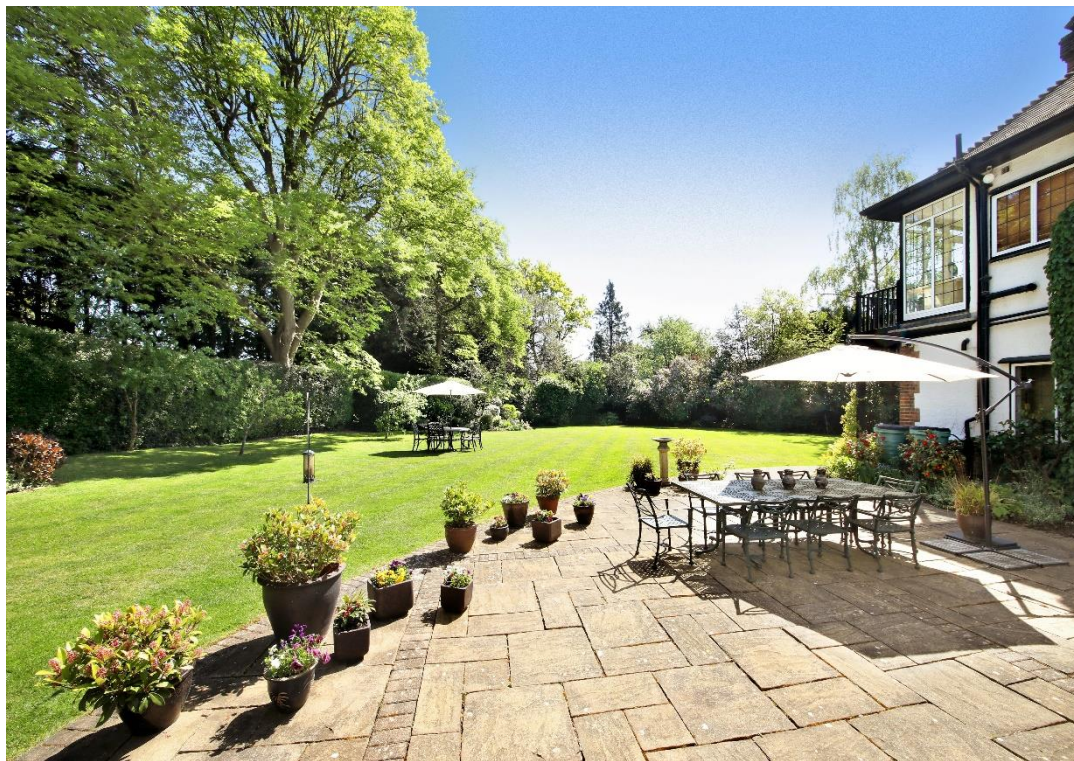
Second floor

On the second floor there is a landing with Velux window and over stairs storage cupboard.

Bedroom five has a window to the front, an original fireplace, access to eaves storage space and ensuite shower room comprising shower cubicle with bookmatched Calacatta marble, w.c, wash basin inset into vanity unit with Calacatta marble top and built in storage cupboards and shelving.

Bedroom six is a large double aspect room with space for several beds, an open plan seating area, two original fireplaces and access to eaves and walk-in loft space for substantial storage (and potential ensuite bathroom).





Outside

The gardens wrap around Oaklands and are fully enclosed to the southeast facing rear and east facing side garden, with fencing hidden by mature hedging. In all, around 0.58 of an acre. There is a large terrace, a large area of level lawn (125ft to boundary), borders stocked with a variety of mature plants and a potting shed. A gravel path leads you to the side garden (50ft to boundary) with copper beech hedging and high gated access to the front drive and gardens.

To the front of the property there are two electric gated entrances and gravel drive with laurel hedging and an area of level lawn. Oaklands has a frontage to Vicarage Way of around 175ft making it one of widest established plots in this area.

The double garage has space for two vehicles plus ample shelved and floor storage, and eaves racking for additional storage. There are two garage doors at the front, a tractor mower port at the rear with double doors to garden, gas meter, light and power, and an internal door directly linking to the house.

Council Tax Band: H

Tenure: Freehold

EPC Rating: E







Approximate Area = 6,358 sq ft / 590.7 sq m
(Including Garage & Excluding Loft Space)

For identification only - Not to scale

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