



Arkley, 69 Marsham Way  
Gerrards Cross, Buckinghamshire, SL9 8AW

Peter Scott  
ESTATE AGENTS



*Prime central location close to Gerrards Cross village  
centre*

*10 minute walk to shops and railway station*

*Fully refurbished family home retaining original  
character features*

*Ground floor annex facility for extended family life*

*Located within Gerrards Cross Conservation Area*

*Well proportioned accommodation with an abundance  
of natural light*

*Five ensuite double bedrooms, two further bedrooms  
and two shower rooms*

*Double gated driveway with extensive parking and  
garage*

*Air source heated swimming pool and pool room*

*Mature plot of around 0.43 acre with 112' rear garden  
and 103' road frontage*

### Contact

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Situated in prime Marsham Way, Arkley offers a harmonious blend of historical charm and modern comfort. Originally built in 1922, designed by Robert G Muir, this elegant family residence now provides exceptional living space, tastefully modernised and enhanced to an impressive standard.

Entrance porch with lighting and oak front door leading to the main reception hall.

The generously proportioned reception hall with cloakroom and coat cupboards, features a heated ceramic tiled floor with four sets of glazed double doors and a beautiful oak split staircase, creating a most welcoming atmosphere.

From the reception hall, the drawing room was formerly the billiard room for Arkley and has a large ornate brick fireplace, beamed ceiling and original parquet flooring. The family room with a bay window and exposed beam, overlooks the front gardens. The sitting room has views of the garden and terrace through full height French doors providing an abundance of natural light. In addition, there is a separate study overlooking the gardens.



The heart of the home lies in the renovated kitchen/dining room that caters to the demand of contemporary living.

Features include underfloor heating, a central island with oak circular breakfast table, granite worktop, gas hob with ceiling extractor unit, inset food preparation sink, and storage.

There is a comprehensive range of kitchen cabinets with granite work top providing ample food preparation surface and storage.

Integrated appliances include Miele coffee machine, two Miele ovens, Miele microwave, separate full height fridge and freezer, dishwasher, Quooker tap, mixer tap with filtered water.

Wide bi-fold doors give views of the garden and terrace. There is an inset feature double sided fireplace in the dining area which can also be seen from the sitting room.

From the kitchen there is access to the utility room with sink, granite worktop, bespoke larder cupboard with marble shelf and door to a shower room.

There are also doors to a boot room with access to the front, a wine store and door to the double garage which has a vaulted ceiling, two Vaillant boilers, two pressurised water tanks, water softener light and power.

There is an annexed suite from the reception which comprises open plan kitchen/living area with fitted kitchen cabinets and appliances, bay window, door to inner lobby with doors to shower room and bedroom.

The bedroom has glazed door opening on to a patio area.

On the first floor there is a galleried landing with natural light from the second floor atrium.

The principal suite comprises a spacious bedroom overlooking the garden with a glass Juliet balcony, fitted wardrobes, access to further dressing room with a comprehensive range of wardrobes, drawers and shelving and door to the ensuite bathroom.

There are a further three double bedroom suites, bedroom five and family bathroom.

There is also a large laundry room comprising storage units and shelving, worktops, sink, and space for separate appliances.

On the second floor the galleried landing has 9ft 10" ceiling height with atrium flooding the area with natural light and doors to bedroom six, shower room and snug room.

There is further access to two store areas.





Set back from Marsham Way with a mature front laurel hedge and twin set of electric gates hung on brick piers Arkley has a spacious paved driveway with parking for several cars. Twin wrought iron gates lead down the side of the property to the terrace and rear garden.

Adjoining the property is a wide terrace ideal for alfresco and entertaining. The garden is fully enclosed and divided into two distinct areas comprising a large area of level lawn bounded by mature hedging and shrubs.

The swimming pool area has gated access with a sunbathing terrace, pool house with kitchenette, shower, w.c and plant room. The swimming pool is heated by a highly efficient air source heat pump.

There is also a greenhouse with raised flower beds.

Tenure: Freehold

South Bucks Council Tax Band: H

EPC rating: C



## Location

Marsham Way is considered to be one of the most desirable roads in Gerrards Cross. This sought after location lies within the Gerrards Cross Centenary Conservation Area identifying Marsham Way as an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Gerrards Cross centre is close by providing excellent day to day shopping and dining facilities, with the Chiltern Line railway (Marylebone 20 minutes with fast train) an 10 minute walk.

For those travelling further afield, Heathrow Airport is within a twenty-minute drive and access to M25 and M40 is a five-minute drive away.

Gerrards Cross private schools include Thorpe House, Gayhurst and St Marys, which are all within a 5 minutes' drive. The nearby located Gerrards Cross C.E. School in Moreland Drive is 600m walking distance from the property.

Please note for all current school catchment areas and before deciding to purchase this home, please contact Buckinghamshire County Council as catchment areas and availability can change.

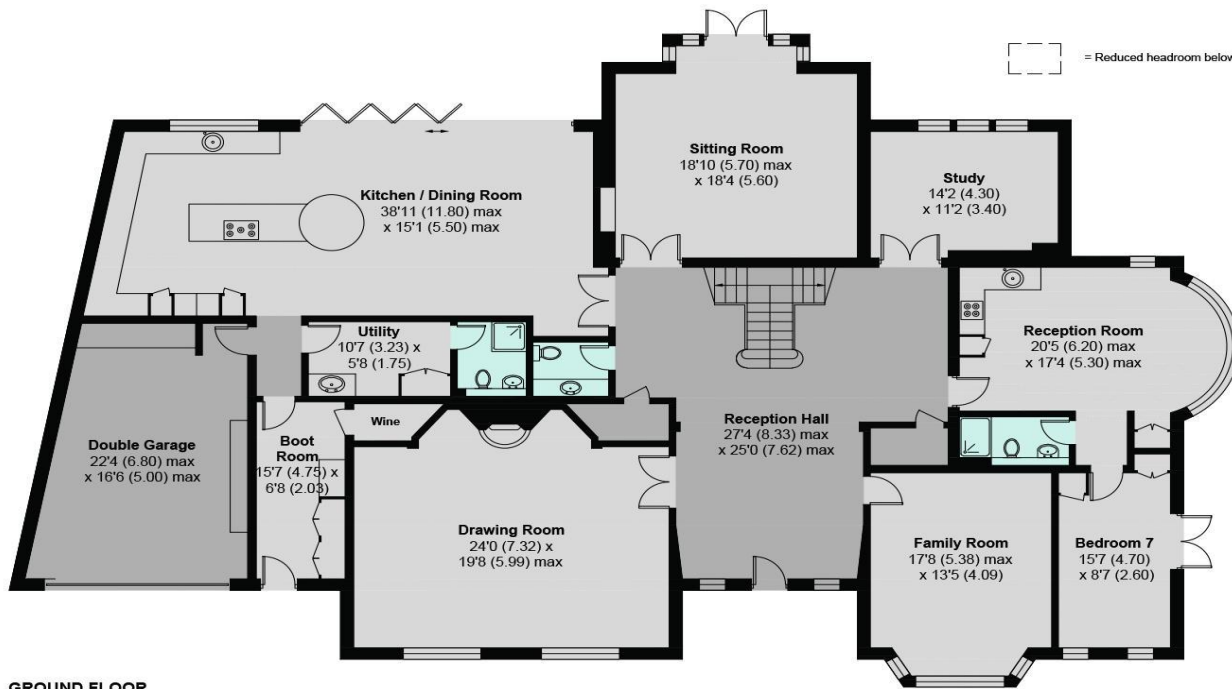
Nearby is East Common with its open spaces and wooded walks providing ideal access to outdoor space.

The Gerrards Cross Community Association is five minutes' walk away and is home to clubs, societies, adult education, a youth centre and leisure facilities.

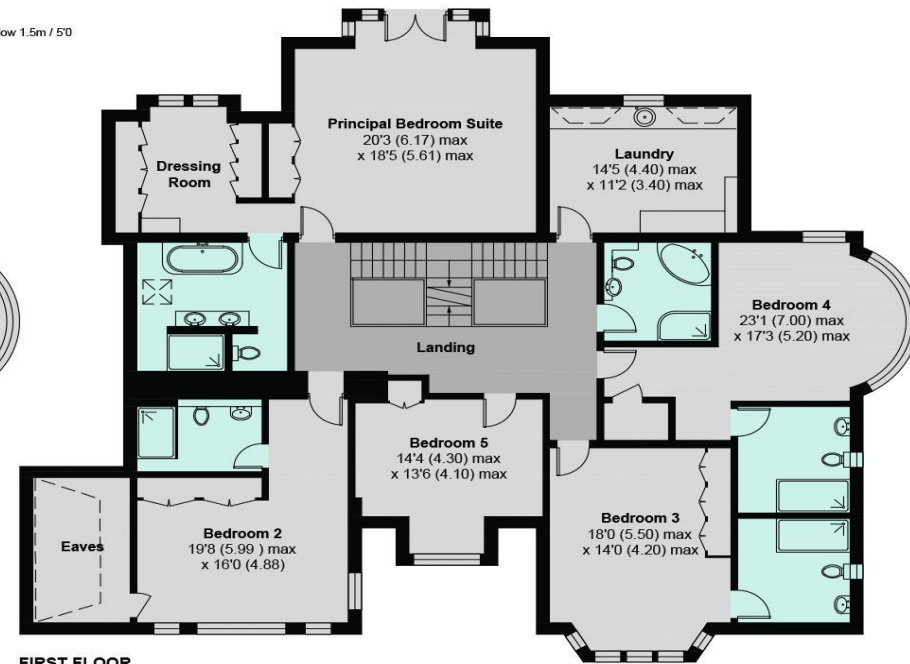




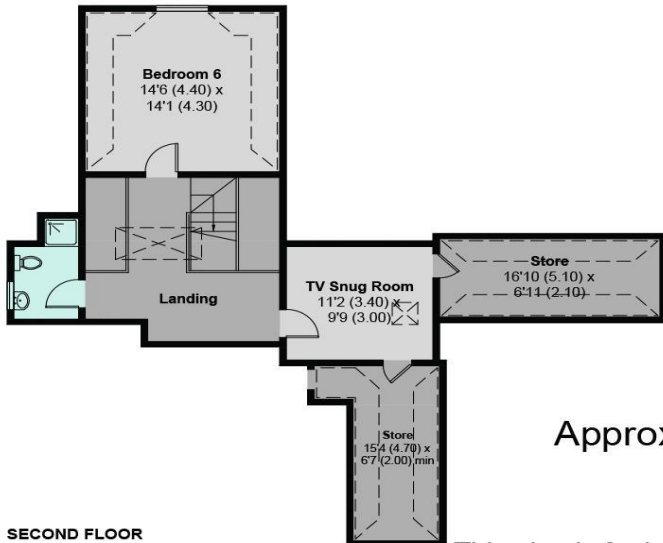




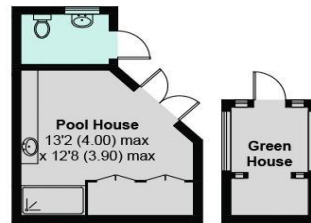
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Approximate Area = 6977 sq ft / 648.2 sq m (Including Garage)

Outbuildings = 237 sq ft / 22.0 sq m

Total = 7214 sq ft / 670.2 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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