



Lyle House, 67 Marsham Way,  
Gerrards Cross, Buckinghamshire SL9 8AW

Peter Scott   
ESTATE AGENTS

Built in 1922 this architect designed home exudes timeless elegance and historic charm, perfectly suited for family living. The front of the house presents a striking visual with its triple gable elevations making it stand out in its neighbourhood and showcasing the architectural elegance of the 1920's era. The two front living rooms provide the perfect setting for gathering and relaxation. The well-appointed kitchen is designed and built by Martin Moore, noted for luxury hand-made kitchen furniture. In addition to the formal areas, there is also a family room, conservatory, games room, study, utility room and cloakroom. On the first floor are four double bedrooms, two en-suites and a family bathroom. Lyle House enjoys a 95' road frontage to Marsham Way with a large detached garage. The gardens feature large well-stocked borders, level lawn and mature trees providing dappled shade.

Tenure: Freehold Council Tax Band: H EPC Rating: 53E Potential: 72C

Character family home in central Gerrards Cross

Grounds approaching half an acre with 95' road frontage

Four double bedrooms, three bathrooms

Five reception rooms plus conservatory

Open plan Martin Moore kitchen/breakfast room

Rear lobby, laundry room, walk in pantry, annex potential

Large double garage 21' x 20'

Through driveway with parking for several vehicles

Mature level garden around 125' x 98'

No onward chain

Lyle House, Marsham Way, Gerrards Cross, was designed by prominent architect RG Muir and constructed in 1922. The location is arguably one of the most significant aspects of this home. The property is situated within the Gerrards Cross Centenary Conservation Area, designed to protect and preserve the unique architectural and historical character of central Gerrards Cross.

The village centre and railway station can be reached after a short 10-minute walk. The Gerrards Cross Community Association is five minutes' walk away and is home to clubs, societies, adult education, a youth centre and leisure facilities.



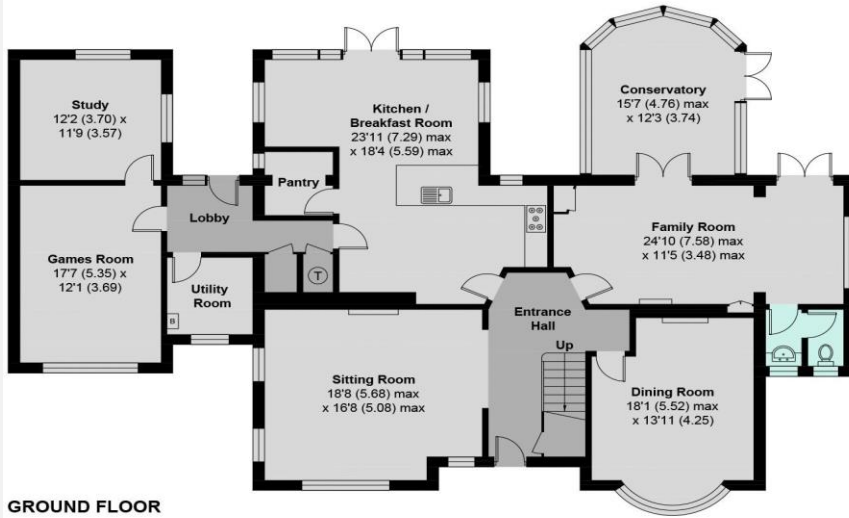












GROUND FLOOR



FIRST FLOOR

Approximate Area - 3,963 sq ft / 368.2 sq m (Including Garage)

This plan is for guidance only and not drawn to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

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