



Ravens, 5, Mill Lane,
Gerrards Cross, Buckinghamshire SL9 8AX

Peter Scott 
ESTATE AGENTS

Built in 1995 to a high specification, this impressive family home in Mill Lane, Gerrards Cross is coming to the market for the first time since construction. Built with an imaginative combination of red stock brick, tile hanging and timber elevations this fine home exudes a quality and superior ambience. Ravens is located within a generous plot of around 0.35 acre and is a short walk from Gerrards Cross railway station, shops and amenities. The property boasts generously proportioned accommodation comprising, large reception hall, three reception rooms plus breakfast room and conservatory, luxury kitchen, utility room, two cloakrooms, master bedroom suite with dressing room and ensuite bathroom, three further double bedrooms with ensuite to bedroom two, family bathroom, second floor games room with a full size snooker table, double garage, large driveway with parking for several cars and landscaped rear garden. EPC Rating: D Council Tax Band: H

Impressive family home located close to local amenities

High quality construction and attractive elevations

Three main reception rooms

Breakfast room and conservatory

Light and spacious reception hall and galleried landing

Four first floor bedrooms, two ensembles plus family bathroom

Second floor games room/bedroom five

Mature plot of around 0.35 acre with 115' rear garden

Double garage and driveway with electric gates

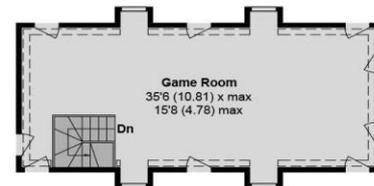
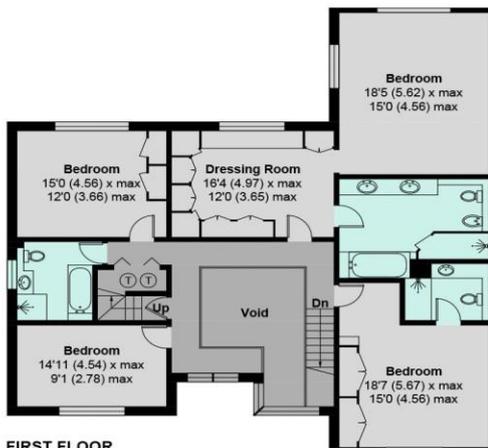
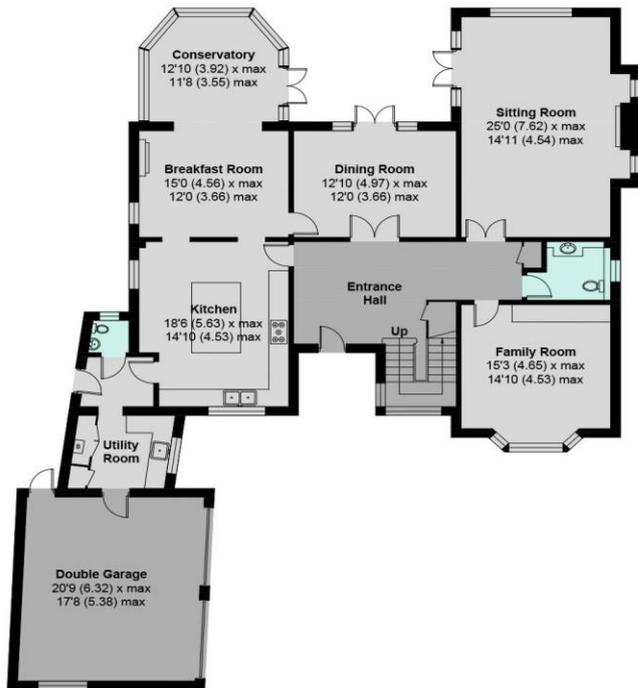
No upper chain

Mill Lane is centrally located close to Gerrards Cross commons, schools and railway station. 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) a 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. Nearby is the 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.









SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

Approximate Area - 4,483 sq ft / 416.5 sq m (Including Garage / Excluding Void)

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. CJ Property Marketing Ltd Peterscottproperty.co.uk 01494 870 633

Peter Scott

These particulars are for guidance only and are intended to give a fair summary of the property. They should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Intending purchasers must verify for themselves matters relating to planning or building consents. All statements are made without responsibility of Peter Scott Property or its clients. Neither Peter Scott Property or any of their employees has any authority to make or give any representation or warranty in relation to the property.