



Marsham Lodge Marsham Lane, Gerrards Cross

Guide Price **£895,000**

SL9 7AB





10 Marsham Lodge Marsham Lane

Gerrards Cross, Gerrards Cross

Exquisite 3-bed property in an exclusive tranquil development. Impeccably refurbished, blending modern luxury with classic charm. Spacious living area, sleek kitchen, principal suite with ensuite. Garage, water features, and convenient location near amenities. Ideal for refined living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Garage
- Refurbished
- 3 Bedrooms
- Downstairs W/C
- En-suite
- South Facing
- Bright and Airy
- Family Bathroom
- Water Feature Outside
- Underfloor Heating In Both Bathrooms





Nestled in an exclusive development renowned for its tranquillity and sophistication, this exquisite three-bedroom property epitomises contemporary elegance and refined living.

Upon entering, the meticulous attention to detail defines this residence. Expertly refurbished to impeccable standards, the residence boasts a seamless fusion of modern luxury and classic charm, creating an unparalleled living experience.

The ground floor unfolds effortlessly, revealing a spacious living area letting in natural light streaming through south-facing windows. The open-plan layout seamlessly connects to the contemporary kitchen, complete with sleek worktops, appliances, and an adjacent dining area, perfect for hosting.

Ascend to the first floor to discover three generously proportioned bedrooms. The principal suite impresses with its expansive proportions and private ensuite shower room, providing a sanctuary of relaxation and comfort. Two additional well-appointed bedrooms share access to a family bathroom, tailored for both functionality and style.

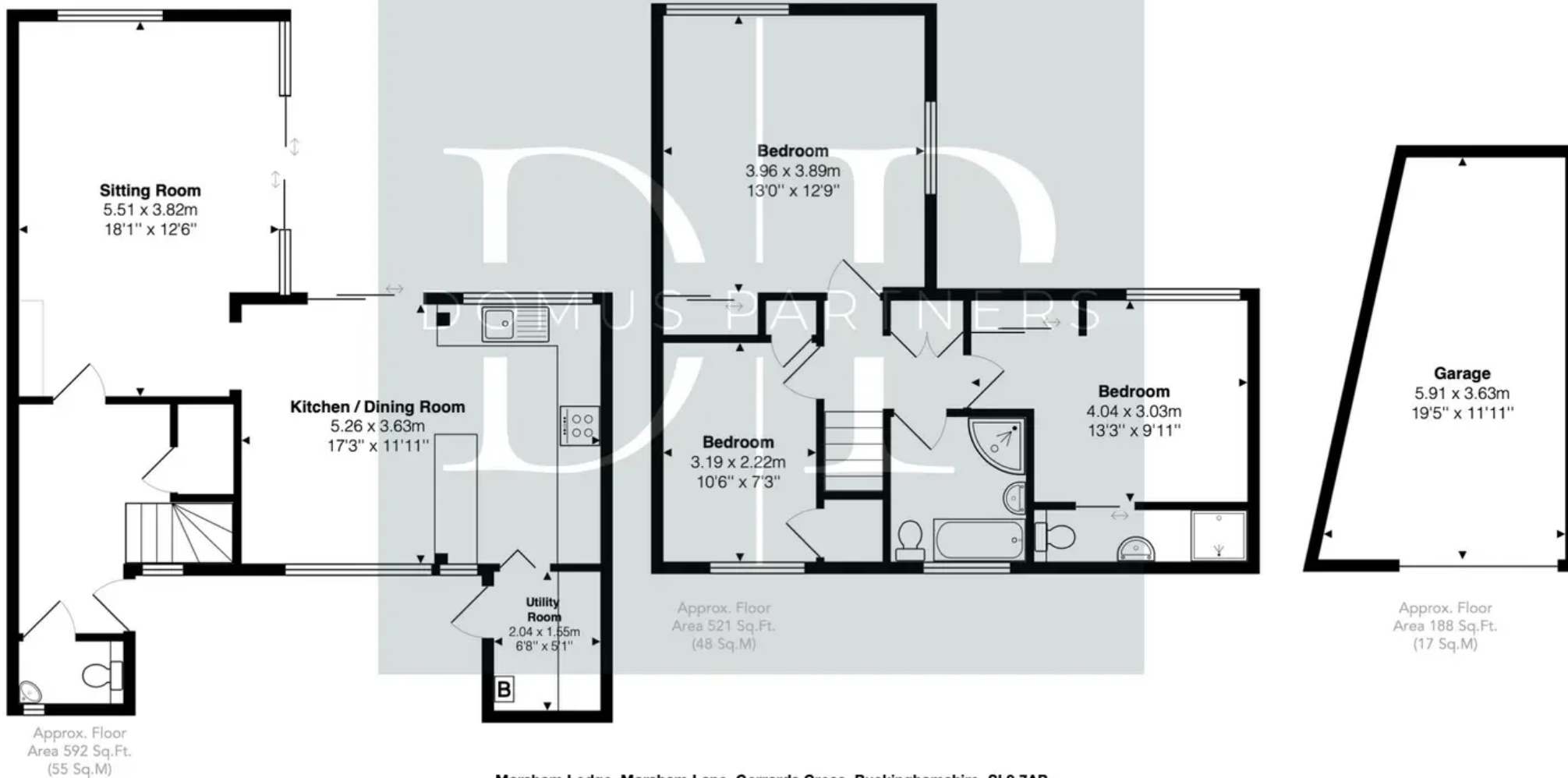


Undeniably distinctive in its luxury features, this residence also boasts a convenient garage and a desirable downstairs WC, offering practicality and convenience for modern living. A harmonious fusion of comfort and style, this property showcases thoughtful design elements such as attractive water features outside, enhancing the overall ambience of the home.

Conveniently situated within close proximity to an array of local amenities, superb schools, and leisure facilities, residents will relish the ease of access to everything this sought-after location has to offer. Additionally, swift transport links ensure effortless journeys to nearby cities, making this residence an ideal abode for those seeking a refined lifestyle in a thriving community.

The house is a short walk from the East and West Commons of Gerrards Cross, both of which lie within the conservation area. Gerrards Cross town centre contains a number of good shops, restaurants, pubs and delis as well as an Everyman Cinema, which are all walking distance from the property. Further afield are the Chilterns Area of Outstanding Natural Beauty.

Trains from Gerrards Cross station run to London Marylebone in under 20 minutes. Aylesbury, Bicester, Stratford-upon-Avon, and Birmingham can also be reached via this line. London can be reached via the nearby A40. The M25 and M40 are also accessible for routes to Heathrow.



The approximate total area for the elements of the property represented on the floorplan is 121 SqM (1300 Sq.Ft)

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



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