



## Little Gables, Manor Lane, Gerrards Cross

Gerrards Cross

Guide Price **£1,750,000**





SOUTH NORFOLK DISTRICT COUNCIL  
MANOR LANE

MANOR LANE  
PRIVATE ROAD

NO PARKING  
NO THROUGH ROAD

15





## Little Gables, Manor Lane

Gerrards Cross, Gerrards Cross

Presenting a rare opportunity to acquire an impressive and exquisitely designed detached house with endless potential for expansion, subject to obtaining the necessary planning permissions. This distinguished property, situated on a private road, boasts an enviable location within walking distance to the station, providing convenient access to major cities.

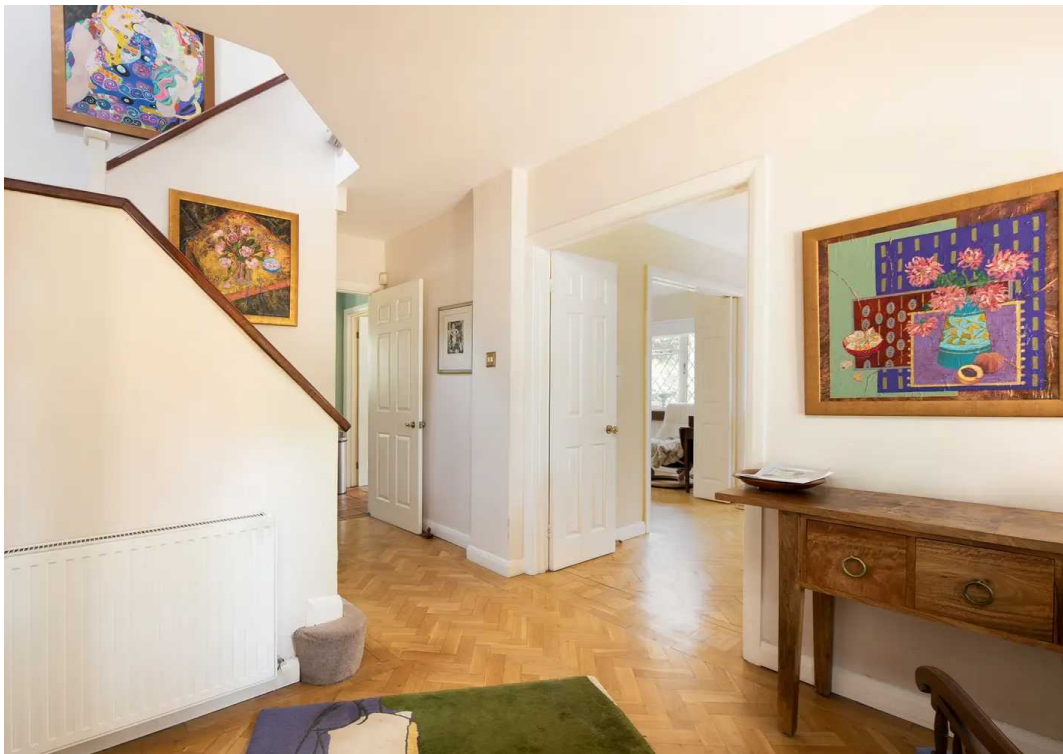
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Carport
- Third Of An Acre Plot
- Walking Distance To The Station
- Private Road
- Potential To Extend STPP









Upon arrival, the grand entrance sets the tone for the elegance that awaits within. A carport offers sheltered parking for vehicles, ensuring both convenience and security for residents. Set on a third of an acre plot, this property offers a substantial amount of land for potential landscaping or further development, ideal for those with a penchant for creating their sanctuary.

Step inside this magnificent abode, where meticulous attention to detail is evident at every turn. The layout of this property is as impressive as its exterior, with each room thoughtfully placed to optimise space and functionality.

Most rooms feature double or triple aspect windows, offering delightful views of the gardens. Lovingly maintained and sympathetically refurbished, the residence retains its original charm. The ground floor flows seamlessly between reception areas and the kitchen, enhanced by double doors and light oak floors. Three primary reception rooms include a stunning drawing room with a bay window and grand fireplace, a spacious dining room, and a cosy yet functional kitchen/breakfast room with access to the rear terrace.

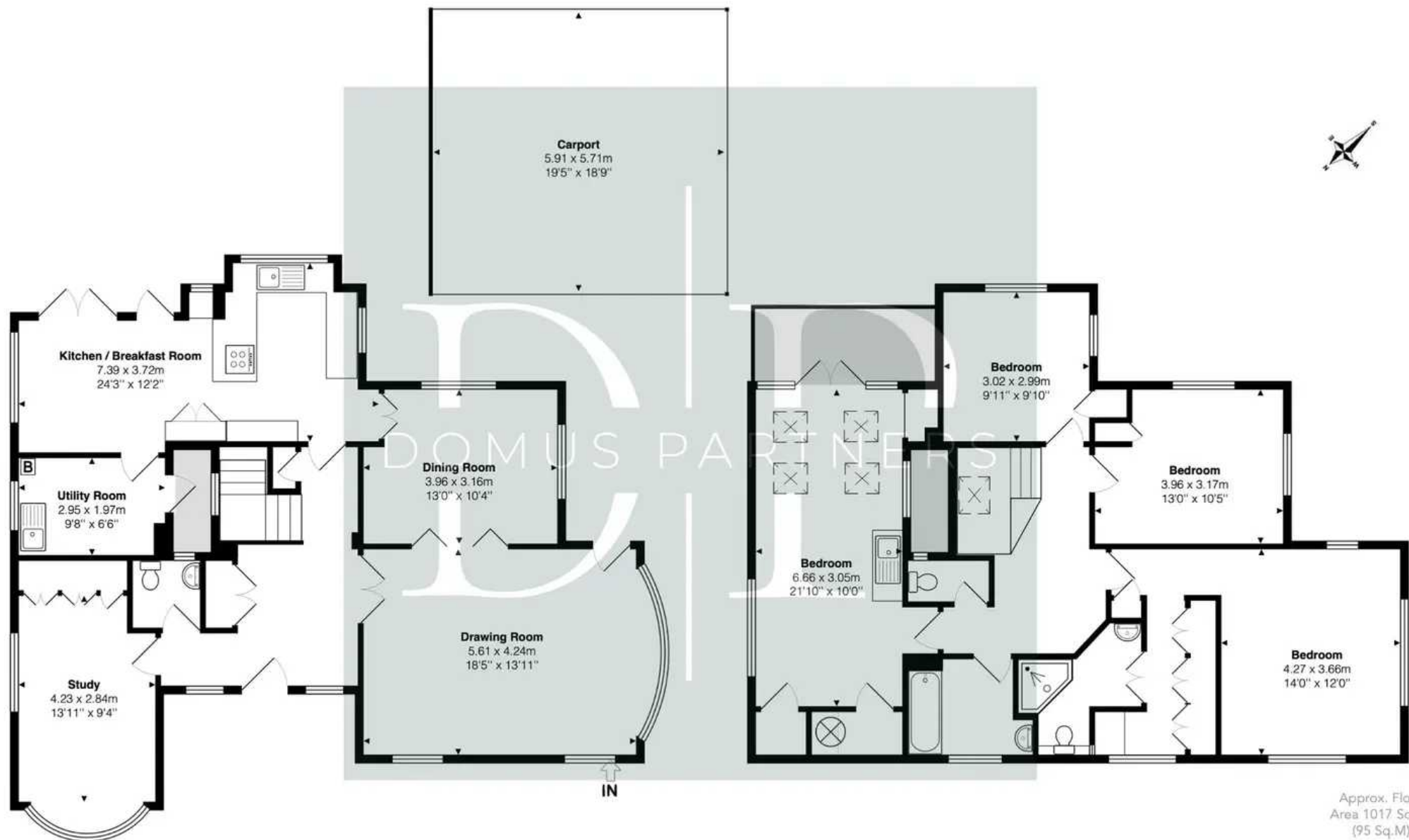




Upstairs, four generously sized bedrooms await, including a luxurious principal suite with a dressing area and en-suite shower room. Bedroom two, currently utilised as an artist's studio, features a vaulted ceiling and ample natural light. Bedrooms three and four share a the family bathroom.

The allure of this property is further enhanced by its sought-after location, offering proximity to local amenities, schools, and leisure facilities. Residents can enjoy the convenience of being within easy reach of essential services, while also relishing the tranquillity of their private retreat nestled away from the hustle and bustle of city life.

This unique property presents a rare opportunity to own a distinguished residence with endless potential for customisation and expansion. With its prime location, exceptional design, and abundant space, this house is not just a home but a statement of refined living. Embrace the possibility of creating your dream lifestyle in this exquisite property that encapsulates luxury, comfort, and convenience.



Manor Lane, Gerrards Cross, Buckinghamshire, SL9 7NH

The approximate total area for the elements of the property represented on the floorplan (excluding Carport) is 193 SqM (2082 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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