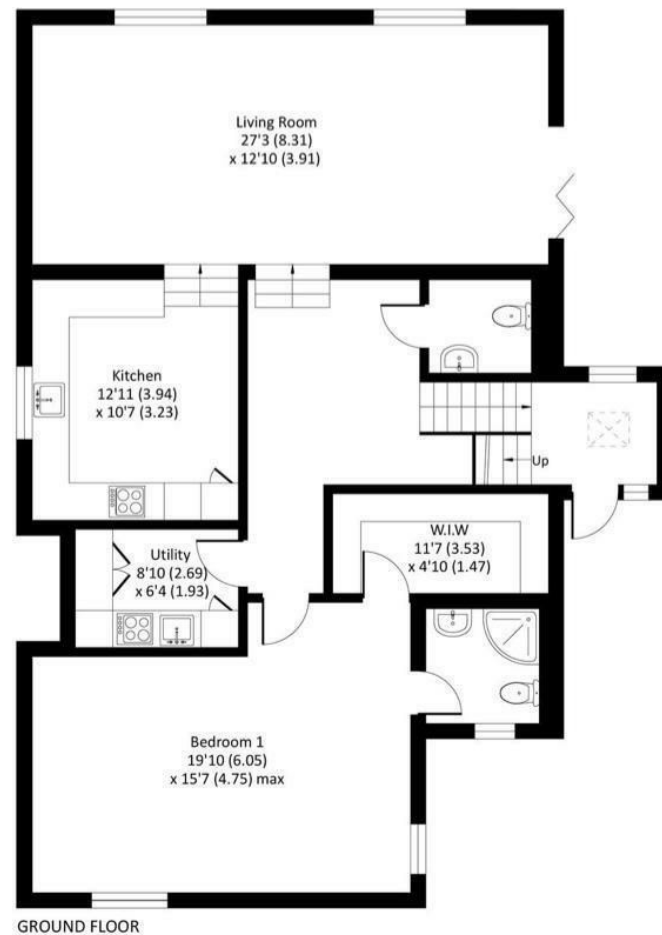


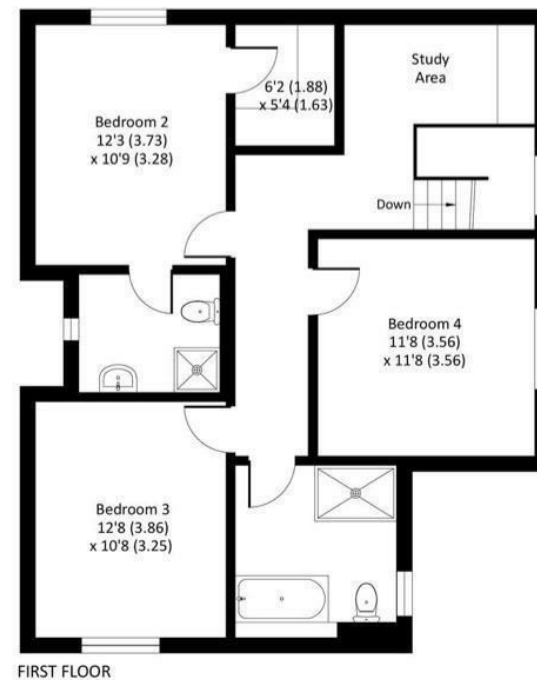
**Oxford Road, Gerrards Cross, SL9 7AT**

Approximate Area = 2034 sq ft / 189 sq m

For identification only - Not to scale



### GROUND FLOOR




FIRST FLOOR

Council Tax Band

## New Build

### Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Call us on

**02078460308**

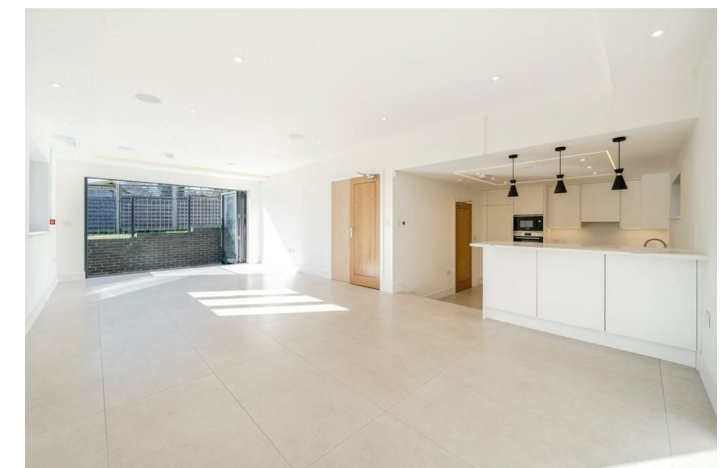
**info@stonebanks.co.uk**

**www.stonebanks.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



## FREEHOLDNULL



HOUSE - DETACHED (EPC RATING: )

# PHOENIX CLOSE, GERRADS CROSS, BUCKINGHAMSHIRE, SL9 7AT

## OFFERS AROUND

**£995,000**





# 4 Bedroom House - Detached located in

Introducing a Unique European-Designed Detached Property in GX!

Experience modern living at its finest with this exceptional new build—a collection of five detached, uniquely designed homes that set a new standard for luxury and style. Each residence offers a stunning fusion of European architectural flair with contemporary features and finishes.

Key Features:

- Spacious & Sophisticated: This elegant home comprises 4 generous bedrooms, including a lavish principal suite complete with a luxurious en-suite and walk-in wardrobe. Three additional bedrooms ensure ample space for family and guests, with one benefiting from its own en-suite.
- Modern Open-Plan Layout: Enjoy a seamless flow between the open-plan lounge, dining area, and state-of-the-art kitchen, outfitted with premium Bosch appliances and complemented by a dedicated utility room.
- Innovative Smart Home Living: Integrated smart home features, including built-in Bluetooth speakers, create a connected environment tailored for the modern homeowner.

