






5 LITTLE DORMERS

17 South Park Crescent, Gerrards Cross, Buckinghamshire, SL9 8HJ



A HIGH-SPECIFICATION HOME BUILT AS PART OF A SMALL, BOUTIQUE DEVELOPMENT OF FOUR HOUSES.

A beautifully presented town house in a gated development, finished to a high specification throughout, and enjoying a prime position within the town.

			EPC
5	4	2	B (88)

Local authority: Buckinghamshire Council
Council Tax Band: G
Services: Mains water, electricity, drainage and gas central heating
Tenure: Freehold
What3Words: ///wooden.swim.drift

LOCATION

No 5 Little Dormers sits in a wonderfully private position, set back from the road, behind communal electric gates. The gated entrance to the development is accessed from South Park Crescent, a prime position within the town, with the high street and the train station a short walk away.

Gerrards Cross is home to a wide range of eating, shopping and leisure establishments as well as feature destinations such as the Everyman Cinema, the oldest cinema in Buckinghamshire which dates back to 1925. The town also benefits from a railway station, which provides access to and from London Marylebone, with services from as little as 19 minutes. Gerrards Cross railway station is on the Chiltern Main Line. For travel by road, the M40 and the M25 are within convenient reach.

The town and the wider area is home to an excellent range of schooling, both state and independent.

Gerrards Cross Train Station – 0.4 miles
Packhorse Road ('High Street' area) – 0.2 miles
Heathrow Terminal 5 – 13.5 miles
M40 Junction 2 – 4.4 miles
M25 Junction 16 – 10.2 miles
(All distances and times are approximate)





LITTLE DORMERS

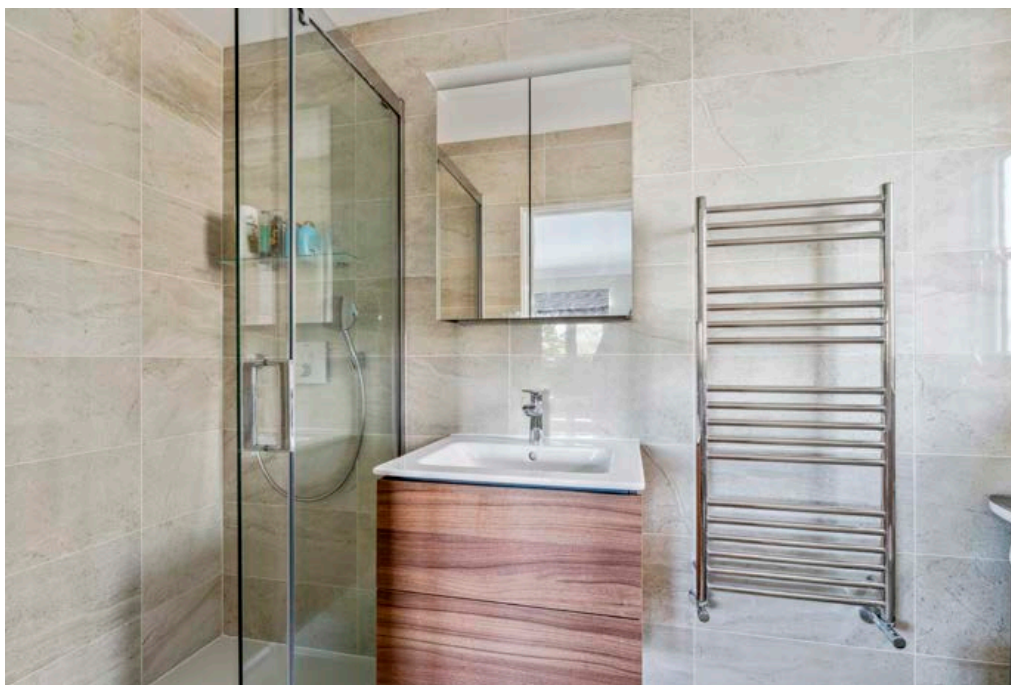
No 5 Little Dormers is a fantastic home, built in 2019 as part of a small boutique development of four houses; the high specification and craftsmanship is evident throughout. The accommodation is split over three floors, offering spacious and versatile space, which measures in excess of 2,250 sq ft.

As you enter the property, you are welcomed by an entrance hallway which provides access to the downstairs accommodation. To the front of the property is a superb dual aspect reception room. To the rear is an exceptional open plan kitchen and reception space, complete with large glass sliding doors, which provide access to the garden, and a lantern roof. Off of the kitchen you will find a convenient utility room, to complete the downstairs accommodation there is a cloakroom and some storage space.

Stairs rise to the first floor, where you will find three well-proportioned bedrooms, two of which have an en-suite, and a further family bathroom. The top floor houses a further bedroom, with en-suite, and an additional versatile room which could make a good study area or perhaps could be utilised as a walk-in-wardrobe to create an impressive principal suite on the top level. Furthermore, the top floor houses additional storage, including some eaves space.

The general specification includes: solid concrete ground and first floors with underfloor heating, a renewable energy source from Photovoltaic Panels; HDTV, data cabling and music distribution to habitable rooms, ceiling speakers to main rooms with 5.1 cabling to sitting room and leisure room, high quality sanitaryware and brassware throughout, a soft water filter, an instant hot water heater in the kitchen, Sonos throughout the house, NACOSS alarm and CCTV.

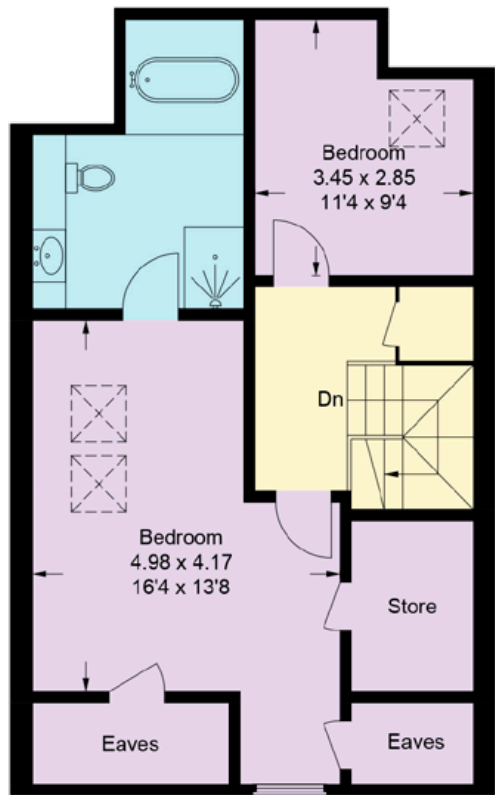
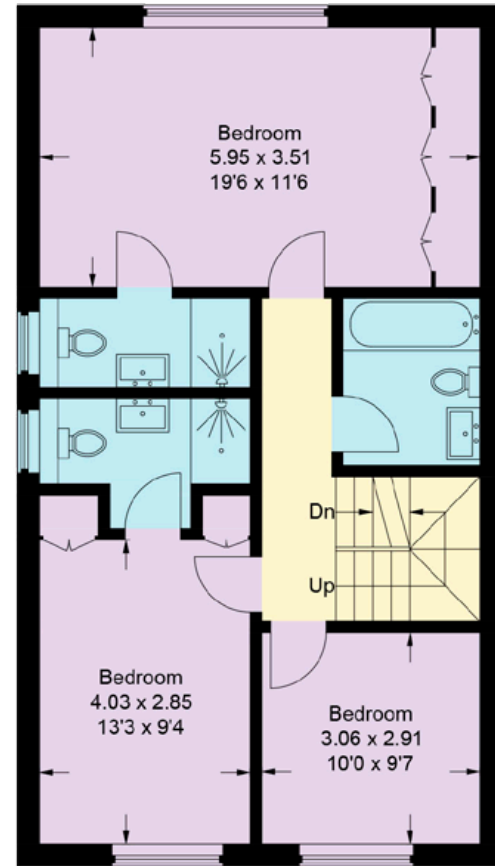
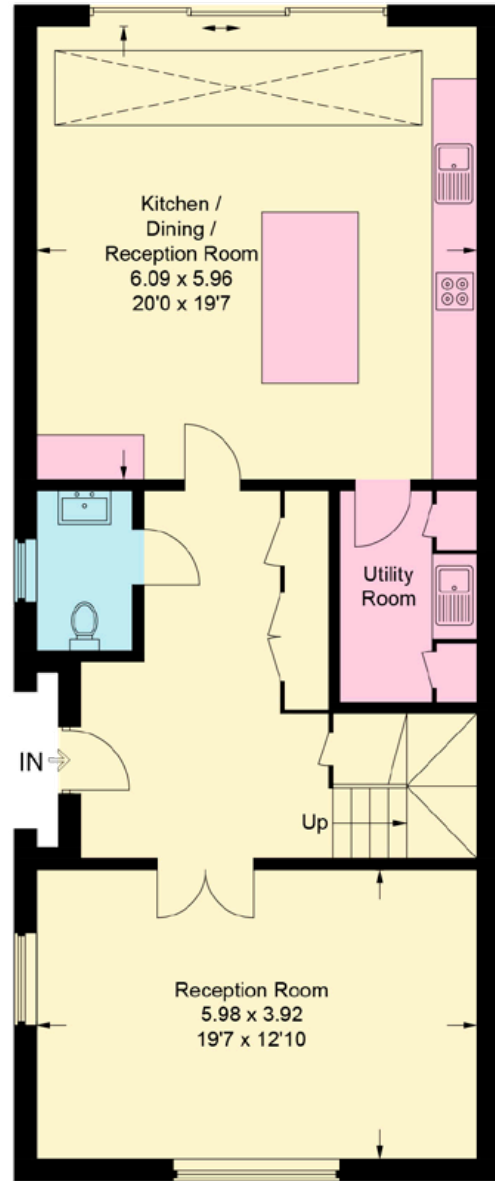
The property also comes with the benefit of off-road parking and a garage.





GARDENS & GROUNDS

The rear garden is a real feature of the property and has been landscaped to provide a uniquely crafted and well-presented space. Sliding doors lead to a large patio area, an ideal place for al-fresco dining or a morning coffee in the warmer months. Steps lead down to a further section of the garden which has been neatly designed to showcase a range of planted, lawned and gravel areas with various spots to enjoy seating. A mature hedge borders the rear boundary which helps to add to the feel of privacy at the property.



Approximate Gross Internal Area = 228.7 sq m / 2,461 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

(Not Shown In Actual Location / Orientation)

We would be delighted
to tell you more.

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