

HIGHMOOR

GERRARDS CROSS • BUCKINGHAMSHIRE







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An immaculately presented detached residence, situated on one of the finest roads in South Buckinghamshire

Accommodation and amenities

Reception hall • Family room • Drawing room • Cinema • Conservatory • Kitchen/breakfast room
Utility room • Study • Gym • 2 cloakrooms

Galleried landing • Master bedroom with sitting room
2 dressing rooms and en suite bathroom • 3 further bedroom suites
Bedroom 6/media room with shower room
Bedroom 5/au pairs suite with dressing room, shower room and kitchenette

In all about 0.66 acre



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Buckinghamshire

- Gerrards Cross town centre is about 0.5 miles distant and has a range of shops, schools and social facilities, together with a fast train to London Marylebone, taking approximately 25 minutes.
- Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. Nearby schools include Wycombe Abbey, Harrow, Eton, Merchant Taylors, Berkhamsted and The Royal Masonic.
- The A40 and M40 are a short drive away and provide access to the M25, Heathrow Airport and Central London.

Situation

(All distances and times are approximate)



- Gerrards Cross 0.8 mile
- Beaconsfield 5 miles
- Central London 19 miles



- Heathrow 25 miles



- Gerrards Cross Station 1.1 miles
(London Marylebone 24 minutes)



- Dr Challoner's Grammar School
- John Hampden Grammar School
- The Royal Grammar School
- Beaconsfield High School
- Dr Challoner's High School



- Beaconsfield Golf Course
- Denham Golf Course
- Stoke Park Golf Club



- Stoke Park Country Club and Spa
- Cliveden House and Spa





Highmoor

- Highmoor is located on the prestigious Camp Road, arguably one of the finest roads in South Buckinghamshire and approximately 10 minutes' walk from the comprehensive facilities of Gerrards Cross town centre.
- The house was constructed in 2004 by the well renowned developers Rectory Homes. It offers well-proportioned family accommodation over three floors and is presented in immaculate condition throughout.
- The large reception hall provides access to all the principal rooms of the property. The house has been designed to benefit from elevated ceilings throughout, giving an impressive feeling of space and the ground floor accommodation in particular flows well.
- The highlight is the four living areas at the rear of the property, the large drawing room with marble fireplace, which flows through to the conservatory and cinema room. The handcrafted kitchen with split-level breakfast room is of a superb size with a range of fully fitted units with granite work surfaces and a central island. There is a selection of integrated appliances including a microwave, dishwasher, American style fridge/freezer, wine fridge, coffee machine and oven. The utility room lies adjacent to the kitchen and provides access to the gardens.
- There are three further reception rooms on the ground floor, the impressive family room, a bespoke fitted study with integrated units, desk and shelving and the mirrored gym, which has been converted from part of the garage.









- To the first floor there is a wonderful galleried landing with a bay window overlooking the front. There are four bedroom suites on this floor, with the highlight undoubtedly being the stunning master bedroom suite overlooking the rear gardens, comprising a bedroom, a large sitting room and two dressing rooms. The master bathroom benefits from Villeroy & Boch suite including a purpose built vanity unit in Oak and Marble and comprises a Jacuzzi bath, walk-in shower and w.c.
- There are two further bedrooms on the second floor, the media room/bedroom 6 benefits from a terrace opening to the gardens and is ideal as a further games room or bedroom suite and has an en suite shower. A particular highlight of bedroom 5/au pairs suite, which is an impressive room, being over 24ft long and comprising a bedroom, dressing room, en suite bathroom and kitchenette, ideal as an annexe, teenagers pad or au pairs suite.
- Further features include underfloor heating to the ground and first floors, lutron mood lighting in the principal reception rooms, a centralised vacuum system and cat 5 cabling throughout. There is also air conditioning in the conservatory

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

Approximate Gross Internal Floor Area

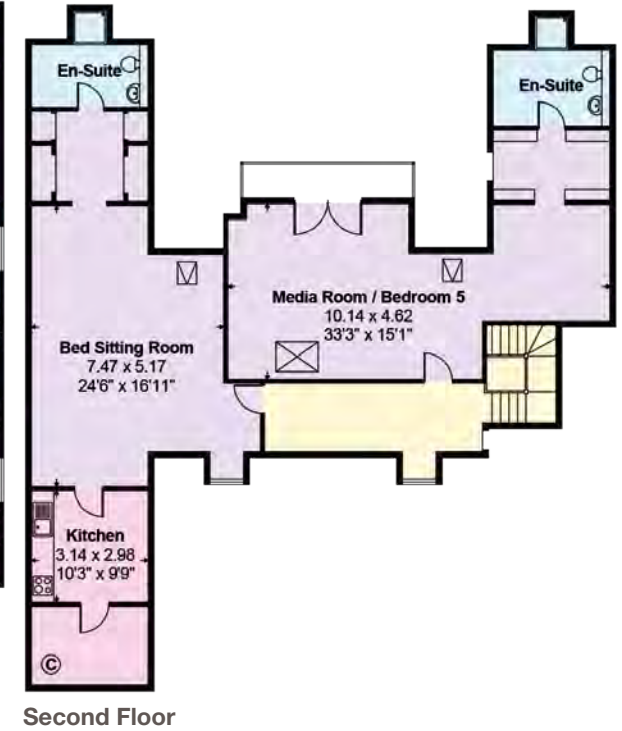
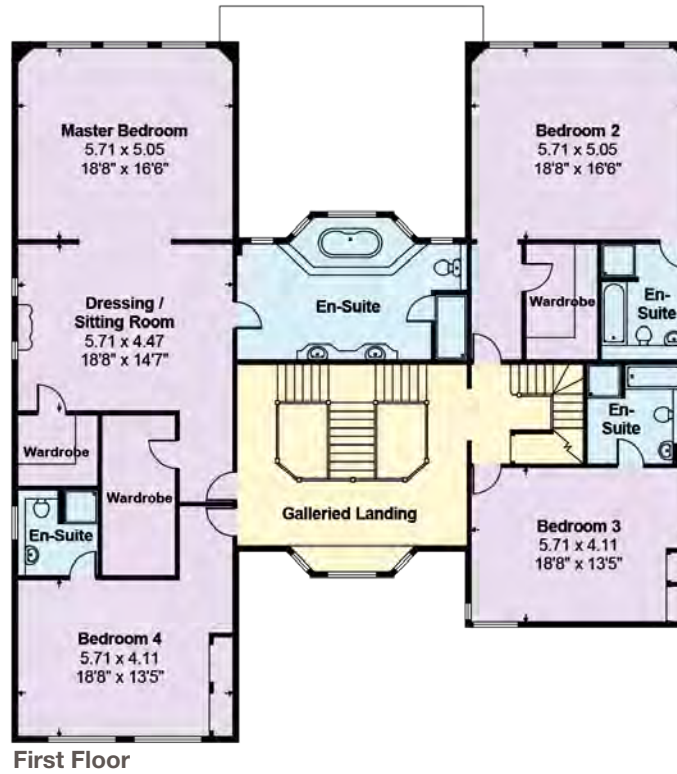
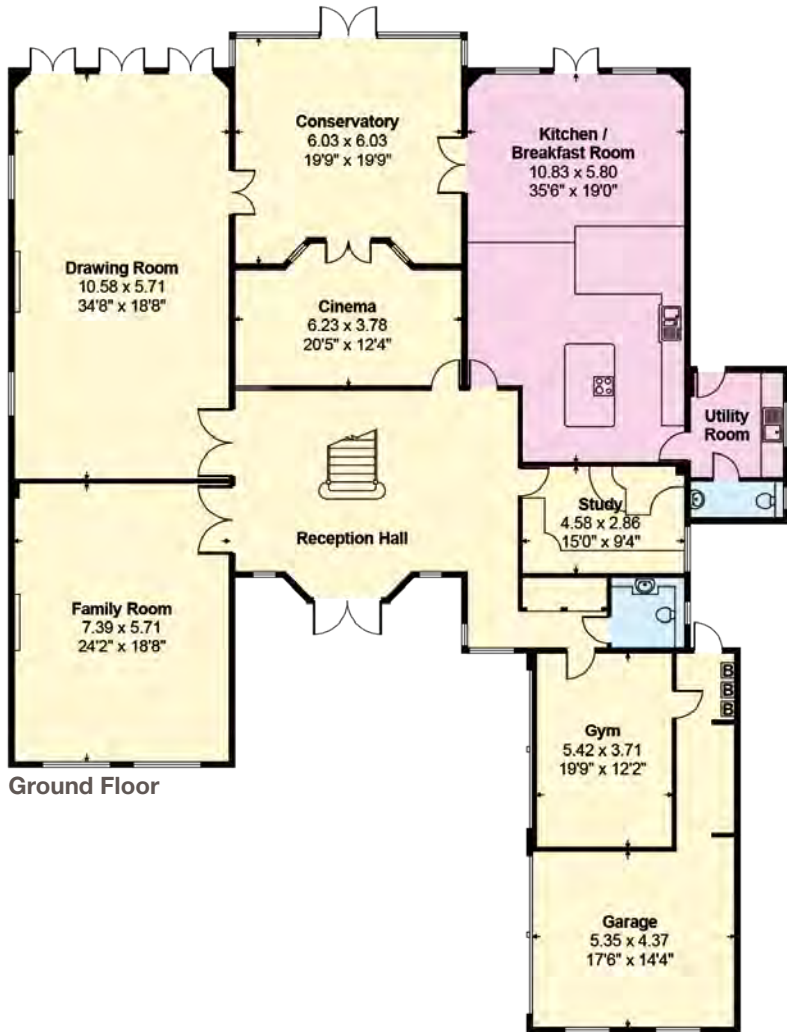
Ground Floor: 346 sq m - 3726 sq ft

First Floor: 246 sq m - 2651 sq ft

Second Floor: 137 sq m - 1470 sq ft

Total: 723 sqm - 7847 sq ft

(Gross Internal Including Garage)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92-100)	A		
(81-91)	B		
(69-80)	C	7B	7B
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Gardens and grounds

- Highmoor is approached from Camp Road through electric gates into the paved driveway, with parking for numerous vehicles and with access to the garage. The gardens are flanked with landscaped lawns.
- The rear garden presents a superb size and enjoys the 0.66 acre plot and is south-west facing, is enclosed on all sides and is mainly laid to lawn with a large terrace and a range of mature flower and shrub borders and a wonderful Oak tree in the centre of the garden. There is garden lighting throughout.
- To the left hand side is a well-designed Japanese garden, featuring a range of further herbaceous borders.

Local Authority

South Bucks District Council. Tel: 01895 837200

Tenure

Freehold

Services

Mains water, electricity, drainage and gas fired central heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Directions (Postcode SL9 7PF)

Exit the M40 at junction 2 and turn right signposted to Gerrards Cross (A40) and carry along on this road for approximately 2 miles. Carry on through into Gerrards Cross and at the large set of traffic lights, turn right into Winsor Road, Camp Road is the first turning on the right and Highmoor will be found on the left hand side after approximately ½ mile.

Viewing

Strictly by prior appointment with the joint sole selling agents, Knight Frank and Strutt and Parker.



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& PARKER**

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