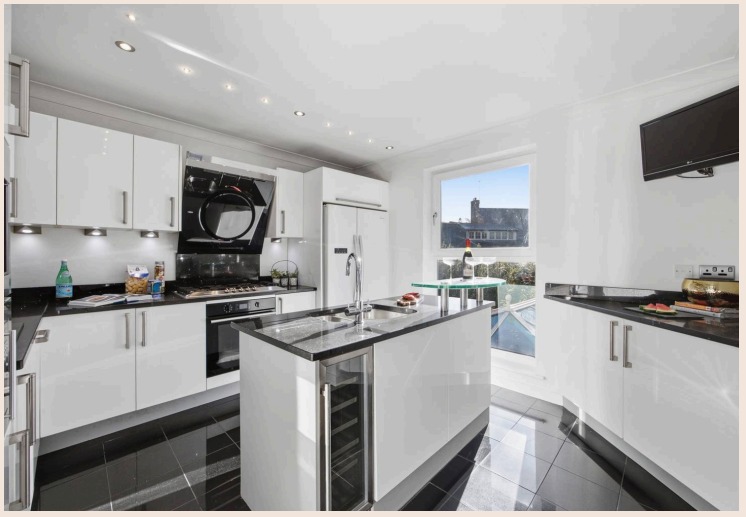






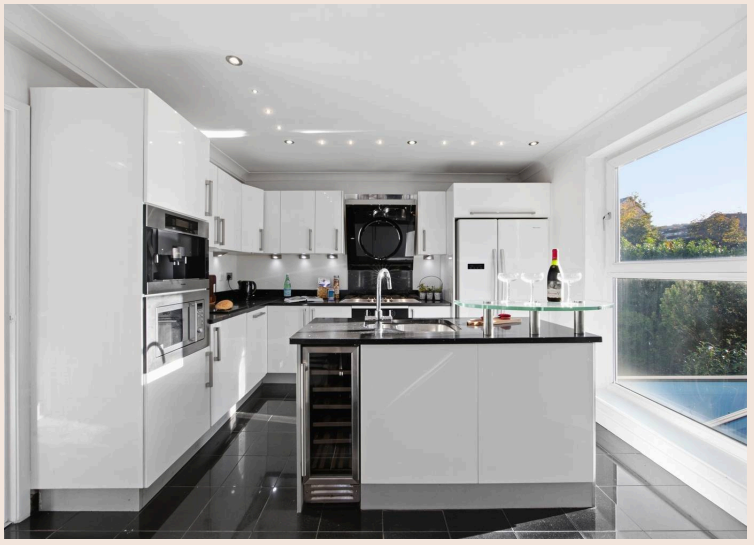
Gerrard’s Gardens, Gee Cross

Freehold

NO CHAIN • Sought after location tucked away from the road for privacy • Mature trees, lush greenery and South facing garden • Private balcony with outdoor seating • Modern kitchen with island and integrated appliances • Abundant natural light throughout • Conservatory • Garage • Off-road parking

JARDINE
ESTATES











Tucked away at the end of a quiet private drive, Gerrard's Gardens is one of those houses that keeps its best secrets until you step inside.

From the approach it presents a modest, single-storey face, with a sheltered porch framed by sculptural yuccas. But this is a home built into the slope of its plot, and beyond the front door it unfolds across two light-filled levels, with nearly 1,318 sq ft of beautifully presented living space and a south-facing garden that feels a world away from everyday life.

The entrance level has been designed for relaxed living. The lounge is a serene, generous room, its pale walls and soft dove-grey carpet warmed by afternoon sun pouring through wide sliding doors. A sleek wall-mounted fire provides a contemporary focal point for winter evenings, while in warmer months the doors slide back to the balcony, where an elegant wave-patterned balustrade frames a canopy of copper beech, golden maple and flame-red acer. It is the perfect spot for morning coffee and croissants, or a glass of something chilled as the light fades.

The balcony also connects to the dining room, where French doors and a run of corner windows bring the garden's seasonal colour indoors. Gleaming black tiled floors flow through into the kitchen, a crisp study in monochrome. High-gloss white cabinetry is paired with glittering black quartz worktops, and a central island houses the sink and an integrated wine cooler. A glass breakfast perch sits beneath a tall window looking down over the conservatory roof. An American-style fridge freezer, a statement angled extractor and built-in ovens complete a kitchen made equally for weeknight suppers and long, sociable dinners.

Also on this level is a well-proportioned double bedroom, fresh and calm with recessed lighting and modern wall lights, alongside a bathroom finished in soft, stone-toned tiling with a bath, separate corner shower and illuminated mirror. A useful storage room completes the floor.

Downstairs, the house opens out to the garden. A versatile sitting room, ideal as a snug, home office or guest suite, steps up through French doors into the showpiece orangery. Crowned with a glazed lantern roof, it is a true garden room: flooded with light, surrounded by greenery, and with French doors opening straight onto the lawn. A second double bedroom, a cloakroom WC and an integral garage complete the lower level.

Outside, the south-facing rear garden is a private sanctuary. Raised brick borders brim with established shrubs, and a broad lawn is surrounded by mature trees and hedging that offer seclusion in every season.

With its clever split-level design, sun-drenched aspect and leafy setting, Gerrard's Gardens offers the rare combination of a peaceful retreat and a home that feels effortlessly connected to the outdoors.

Council Tax band: C Tenure: Freehold

EPC Energy Efficiency Rating: C NO CHAIN

Sought after location tucked away from the road for privacy

Mature trees, lush greenery and South facing garden

Private balcony with outdoor seating

Modern kitchen with island and integrated appliances

Orangery

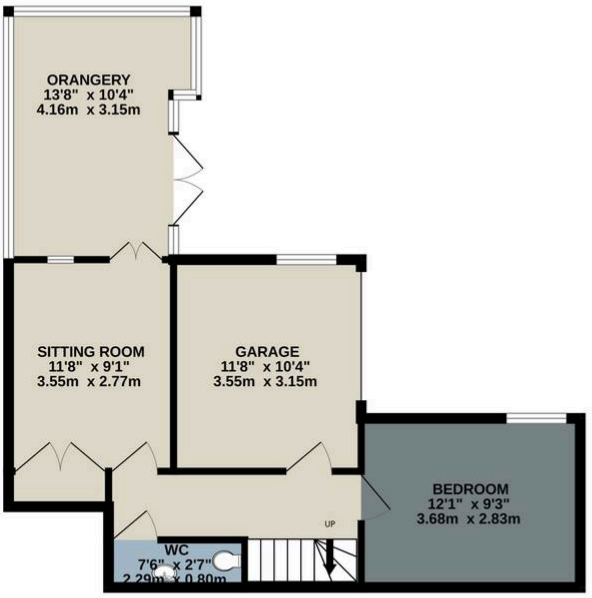
Garage

Off-road parking

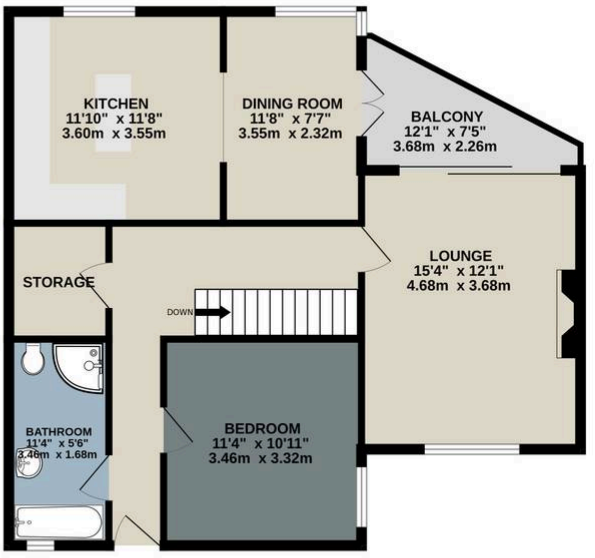




BASEMENT
567 sq.ft. (52.7 sq.m.) approx.



GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Enjoyed Your Viewing Experience With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.

SCAN ME

JARDINE ESTATES

0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk