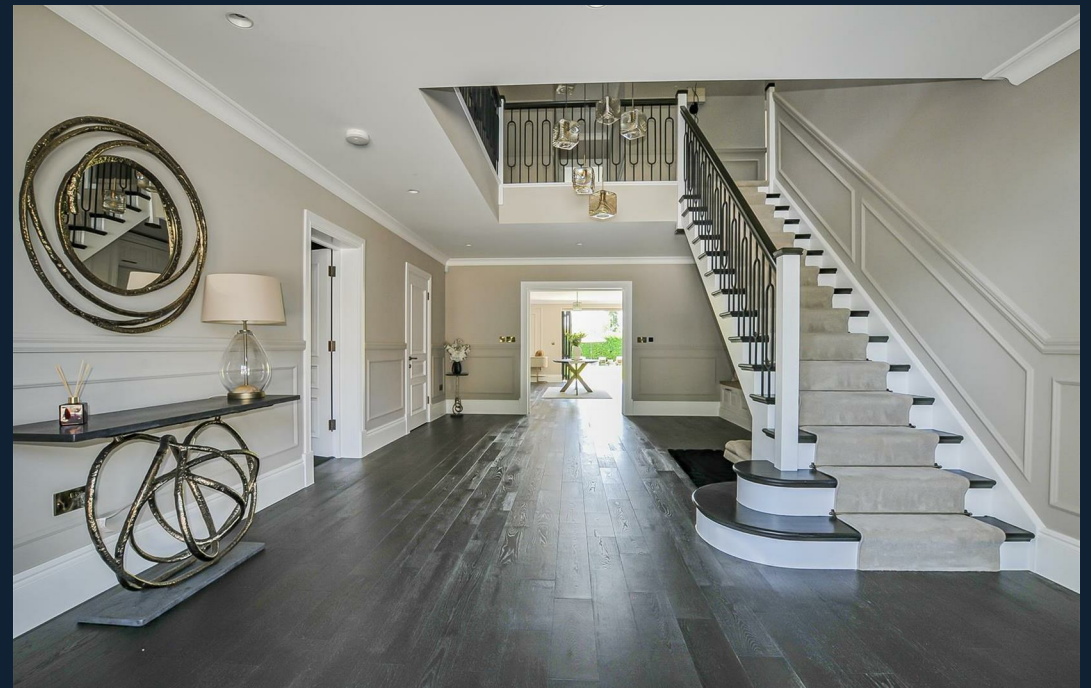
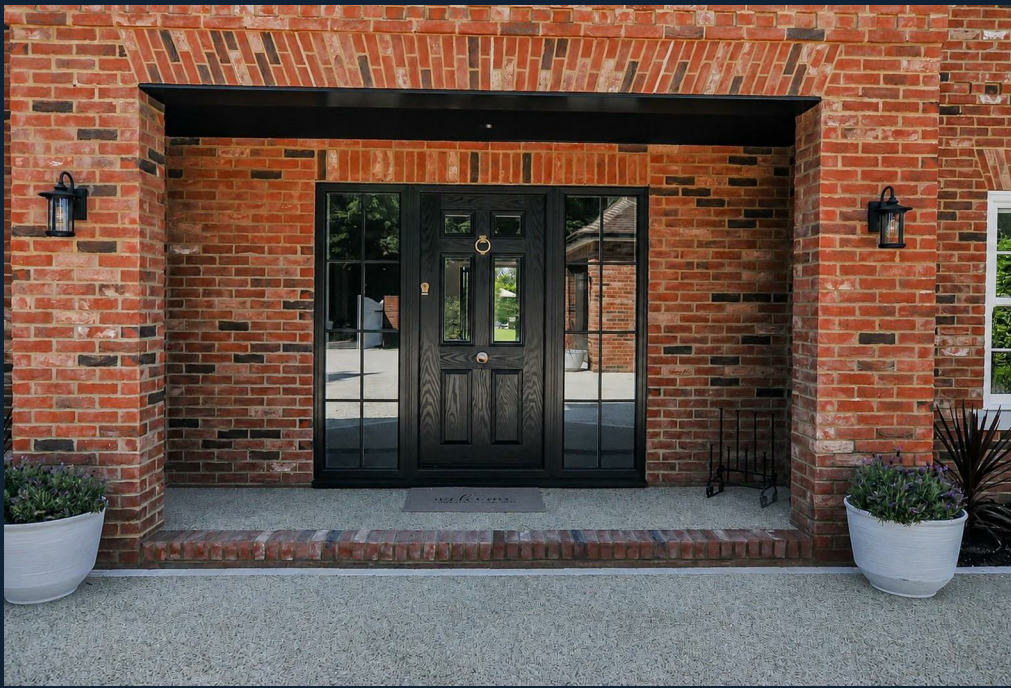




12 Mill Lane, Gerrards Cross, SL9 8AY
Asking Price £3,800,000
Freehold



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS





- Sought After Location within Gerrards Cross, Bucks
- Stunning Outdoor Kitchen with Refrigeration & Ice Chest
 - Private Secluded Rear Garden
- Sophisticated CCTV & Intercom Security System
 - Sonos Speakers
- Air Conditioning & Underfloor Heating
 - Gymnasium
 - No Upper Chain
- Garage & Ample Off Street Parking
- Swimming Pool, Sauna and Cold Plunge



Nestled on the edge of the beautiful Chiltern countryside, yet within easy reach of Central London, Gerrards Cross is one of South Buckinghamshire's most sought-after residential locations. Renowned for its tree-lined avenues, impressive family homes and welcoming village atmosphere, the town effortlessly combines a relaxed lifestyle with outstanding connectivity, making it particularly popular with professionals, families and downsizers alike.

The vibrant town centre offers an excellent selection of independent boutiques, cafés, restaurants and everyday conveniences, alongside premium retailers, supermarkets and the popular Everyman Cinema. Residents enjoy an enviable balance of modern amenities and green open spaces, with the picturesque East and West Commons providing wonderful opportunities for walking, cycling and outdoor recreation. The nearby Chiltern Hills Area of Outstanding Natural Beauty further enhances the area's appeal for those who appreciate the countryside.

Outstanding Education

Education is one of Gerrards Cross' greatest strengths. The town is exceptionally well served by both highly regarded state and independent schools, making it a destination of choice for families.

The area falls within Buckinghamshire's selective grammar school system, with excellent access to renowned grammar schools including Dr Challoner's Grammar School, Dr Challoner's High School, Beaconsfield High School and The Royal Grammar School. Local primary education is equally well regarded, complemented by a superb selection of respected independent schools including St Mary's School, Gayhurst School and Thorpe House School. This outstanding choice of educational opportunities continues to make the area particularly attractive to growing families.

Excellent Transport Connections

Gerrards Cross is perfectly positioned for commuters. Regular rail services from Gerrards Cross railway station provide direct journeys to London Marylebone in approximately 20–30 minutes via the Chiltern Main Line, making daily travel into the capital both quick and convenient. Road connections are equally impressive, with the nearby M40, M25 and A40 offering excellent access to London, Heathrow Airport, the Midlands and the wider motorway network.

Rich Heritage and Character

Although Gerrards Cross has medieval origins centred around its historic commons, the town truly flourished following the arrival of the railway in 1906. Its excellent transport links attracted London professionals seeking spacious homes in a greener setting, leading to the development of many of the elegant Edwardian and Arts & Crafts properties that continue to define the town today. Despite its growth, Gerrards Cross has carefully retained its distinctive village character, strong sense of community and abundance of mature trees and open spaces, creating an enduringly desirable place to call home.

Today, Gerrards Cross is recognised as one of Buckinghamshire's premier residential addresses, offering an exceptional quality of life. Combining outstanding schools, excellent transport links, beautiful surroundings and a thriving community, it is a location that continues to attract discerning buyers seeking the perfect balance between countryside tranquillity and London accessibility.



12 Mill Lane, Gerrards Cross, SL9 8AY

Located on Mill Lane, Gerrards Cross, this exquisite 6,372sq ft new build offers a perfect blend of modern luxury and comfort. With a comprehensive 10-year new build warranty, you can rest assured that this property is built to last. The house boasts an impressive five double bedrooms, each with its own en suite bathroom, ensuring privacy and convenience for all family members or guests. Three of these bedrooms feature generous walk-in wardrobes, providing ample storage space.

The master bedroom is a true sanctuary, complete with a built-in outdoor terrace, perfect for enjoying morning coffee or evening sunsets. The property is designed with comfort in mind, featuring ducted and vented air conditioning throughout all bedrooms, as well as underfloor heating across the entire home, ensuring a warm and inviting atmosphere all year-round.

For those who work from home, a spacious office is thoughtfully included, allowing for productivity in a serene environment. Fitness enthusiasts will appreciate the state-of-the-art home gym, equipped with the latest equipment to support your wellness journey.

The heart of the home is the handmade shaker-style solid wood kitchen, which comes fully equipped with integrated AEG appliances, making it a joy to cook and entertain. Step outside to the private and secluded rear garden and discover a stunning heated swimming pool, complete with a state-of-the-art safety cover, ensuring peace of mind for families. Additionally, an outdoor sauna and cold plunge offers a perfect retreat for relaxation.

To the front of the home off street parking is available for up to ten vehicles, a double garage offers additional storage all behind electric gates adding to the security of the home.

This remarkable property is not just a house; it is a lifestyle choice, combining elegance, functionality, and modern technology in one of the most desirable areas of the UK. Don't miss the opportunity to make this dream home your own.



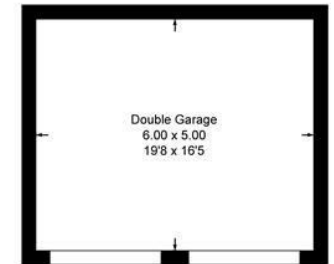


12 Mill Lane

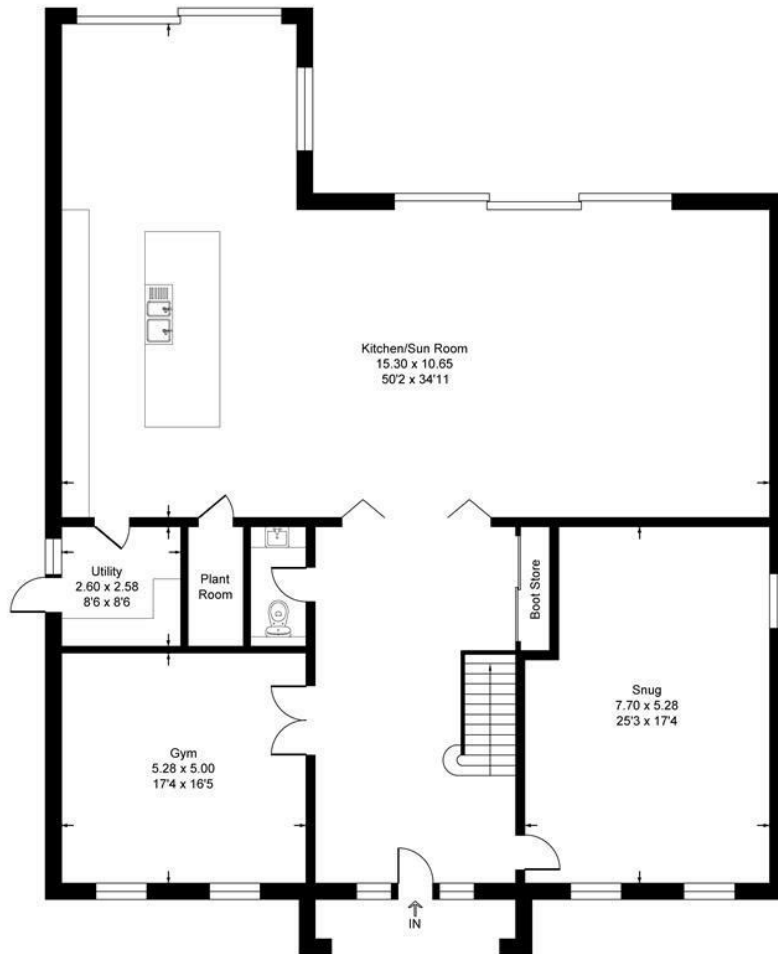
Approximate Gross Internal Floor Area = 561.9 sq m / 6049 sq ft

Garage Area = 30.0 sq m / 323 sq ft

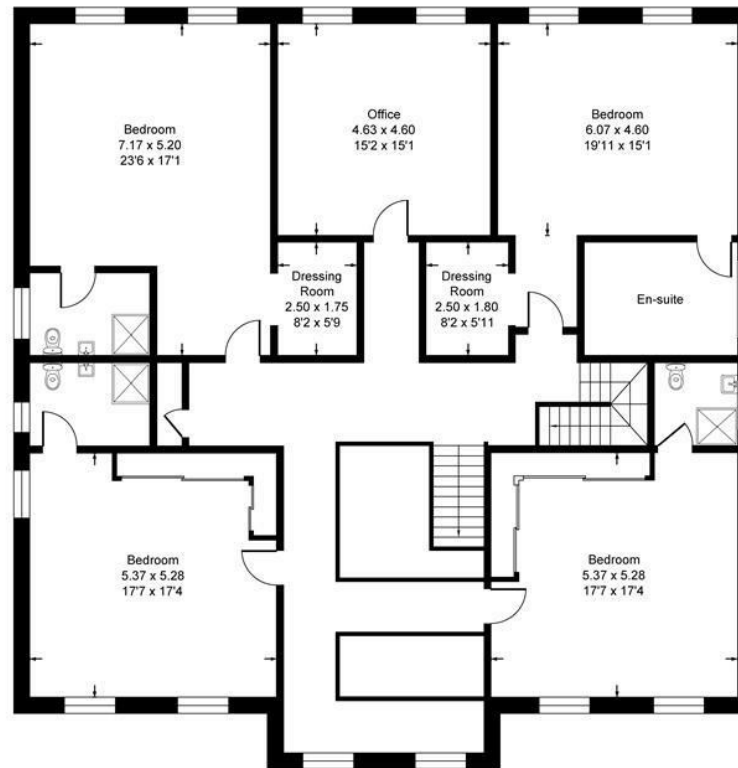
Total Area = 591.9 sq m / 6372 sq ft



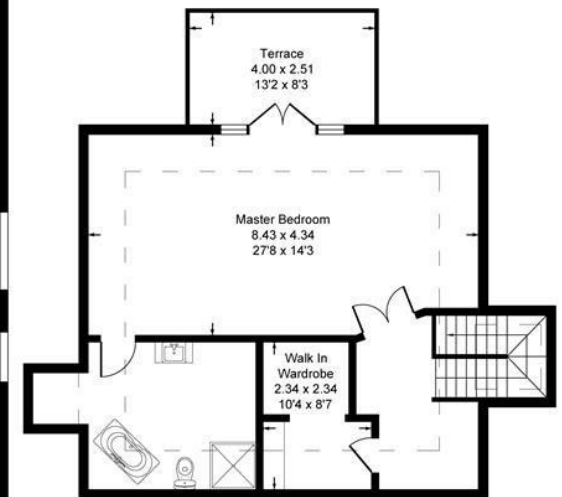
Garage



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.















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