



BUCKLAND GATE

WEXHAM · BUCKINGHAMSHIRE



*Fields and fairways, behind
your own gates*

BUCKLAND GATE

AN INTRODUCTION

Where connectivity and countryside meet

Tucked behind electric gates in a development of just eight homes, Buckland Gate offers something that rarely comes together at this price: the security and easy upkeep of a beautifully finished modern home, with countryside directly beyond the garden gate.

Four bedrooms, an air-conditioned office above the double garage and a terrace made for long summer suppers sit within easy reach of Gerrards Cross, three motorways and the Elizabeth Line, yet the loudest sound here is birdsong. It is a home for a family who want room to grow, space to work and proper countryside on the doorstep, without giving up the connections that make daily life easy.



AT A GLANCE

Key features

- One of just eight homes in a secure, gated development
- Four bedrooms, two with en suite shower rooms
- Bright kitchen and dining room opening onto the terrace, with a Lacanche range and Miele appliances
- Versatile top-floor room of over 350 sq ft, as a bedroom, media or games room
- Air-conditioned double garage with a fully fitted home office above
- Large entertaining terrace and a low-maintenance garden opening onto a communal field, with orchard and woodland beyond
- Smart home technology throughout: Rako lighting, Tado heating and Sonos speakers
- High specification finish throughout
- Gerrards Cross, the Elizabeth Line and three motorways within easy reach
- Offered with no onward chain

FREEHOLD | EPC C | COUNCIL TAX BAND G



ARRIVAL

Behind the gates

The approach sets the tone. Electric gates open onto a landscaped courtyard shared by just eight homes, with a private driveway and a double garage to one side. Step through the front door into a boot room, the practical first threshold that keeps coats and muddy boots clear of the house, then on into the reception hall, with its guest cloakroom and generous storage. From here the home opens in two directions, the sitting room to one side and the kitchen and dining room to the other, drawing you through towards the garden beyond.

KITCHEN & DINING

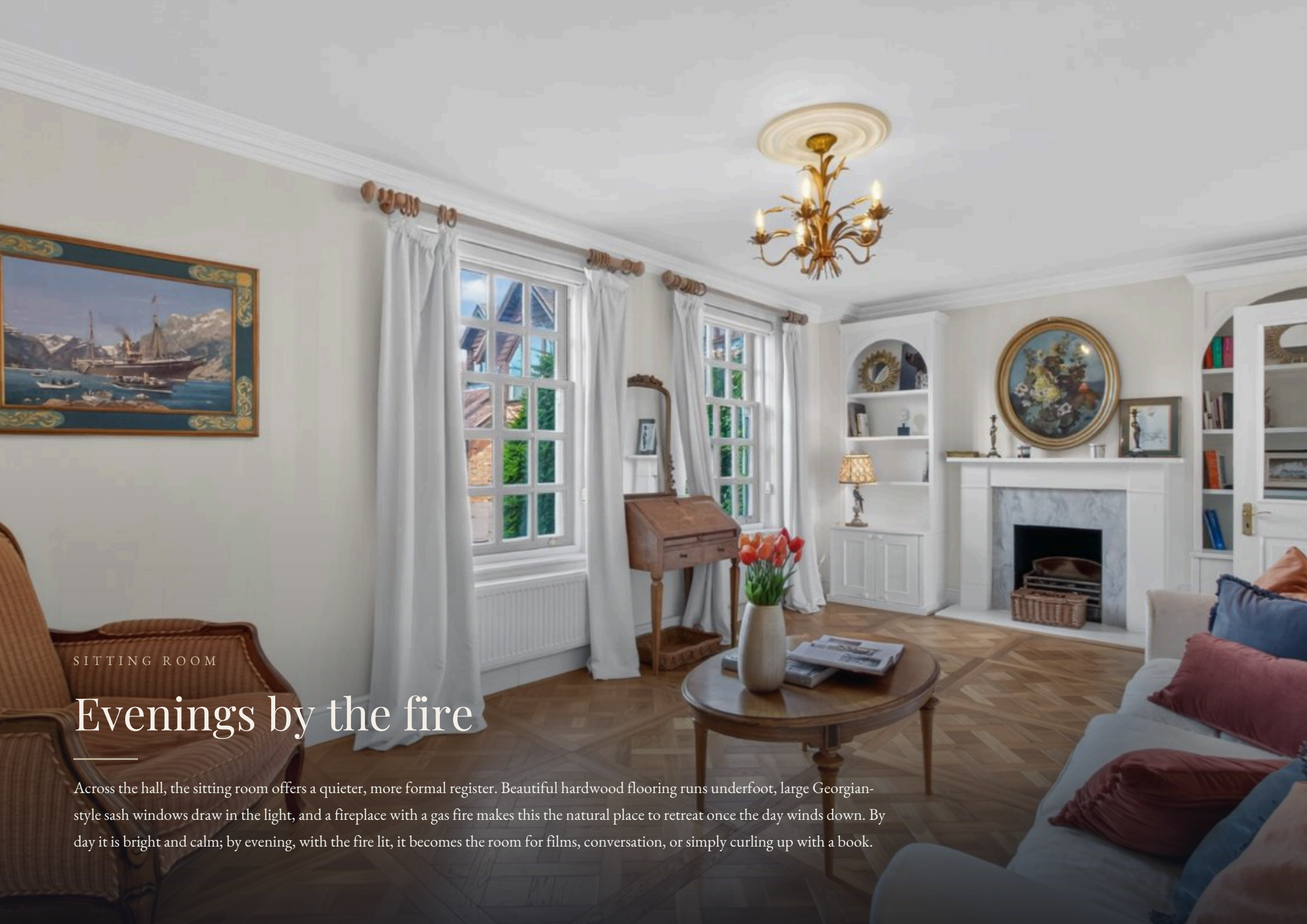
The bright heart of the home

The kitchen and dining room runs the full depth of the house, and it is, by the current owner's own reckoning, the heart of it: big, bright and filled with a sense of optimism, with French doors framing the terrace and the garden beyond. A bespoke fitted kitchen is finished with stone worktops and an excellent run of integrated Miele appliances, while a Lacanche range, with its gas hobs and electric ovens, anchors the cooking. There is ample room for a generous dining table, and a brick fireplace with a gas fire, flanked by built-in cabinetry, gives the room its natural focal point. Underfloor heating runs beneath the floor here and through the hall.





In summer the French doors open and the room spills straight onto the terrace; in winter it is the warm, bright centre of family life. This is where mornings begin with coffee looking out over the garden, where homework spreads across the table, and where friends gather with a glass of wine as supper is prepared.



SITTING ROOM

Evenings by the fire

Across the hall, the sitting room offers a quieter, more formal register. Beautiful hardwood flooring runs underfoot, large Georgian-style sash windows draw in the light, and a fireplace with a gas fire makes this the natural place to retreat once the day winds down. By day it is bright and calm; by evening, with the fire lit, it becomes the room for films, conversation, or simply curling up with a book.



“For us it was the best of all worlds. Proper countryside with a beautiful walk straight from the door, a field, orchard and woodland behind us, and yet central London is faster to reach than from many parts of the city. You can get to three motorways, but you never hear them.”

THE OWNERS



BEDROOMS

Room to rest, room to grow

Upstairs, the first floor has three bedrooms arranged neatly for family life. The principal bedroom and the guest bedroom each enjoy built-in wardrobes and their own en suite shower room, giving overnight guests and growing children a sense of independence. A third bedroom, currently arranged as a children's room, makes clever use of a built-in bed and fitted storage. A family bathroom completes the floor.





THE TOP FLOOR

Up again, the entire top floor is given over to a single, versatile room of over 350 sq ft. The current owners use it as a fourth bedroom, complete with two built-in single beds and fitted cabinetry, but it adapts just as easily to a media room, a games room or a teenage retreat. At more than twenty-two feet long, it is exactly the kind of flexible space a family grows into. Throughout the house, generous built-in storage is a quiet practicality that makes everyday life that much easier.

SPECIFICATION

Considered throughout

The home has been finished and equipped to a high standard. Lighting is controlled room by room through a Rako system from your phone, heating through Tado, and Sonos speakers are built into several rooms. A high-pressure Megaflo system serves the bathrooms, the garden has its own irrigation, and the development is approached through electric gates, with the grounds and gates maintained on your behalf. It is a home designed to be easy to live in, and just as easy to leave locked up and secure.

RAKO LIGHTING

TADO HEATING

SONOS AUDIO

MEGAFLO

GARDEN IRRIGATION

ELECTRIC GATES



GARAGE & OFFICE

Flexibility beyond the main house



GARAGE & OFFICE

Beyond the house itself, the double garage adds another dimension. Air-conditioned and generously proportioned, with a store and a ground-floor cloakroom, it is far more than parking. Above it sits a true home office, a light-filled room fitted with bespoke cabinetry and a large built-in desk, air-conditioned and quietly separate from the main house. It is ideal for working from home, and equally suited to use as a studio, creative space or additional reception room. With fibre broadband and very good mobile coverage, it is a genuine, productive workspace rather than a spare corner.

Private driveway parking sits alongside, with two spaces in the garage and two in front, plus communal visitor bays across the development for when family and friends arrive.





THE GARDEN

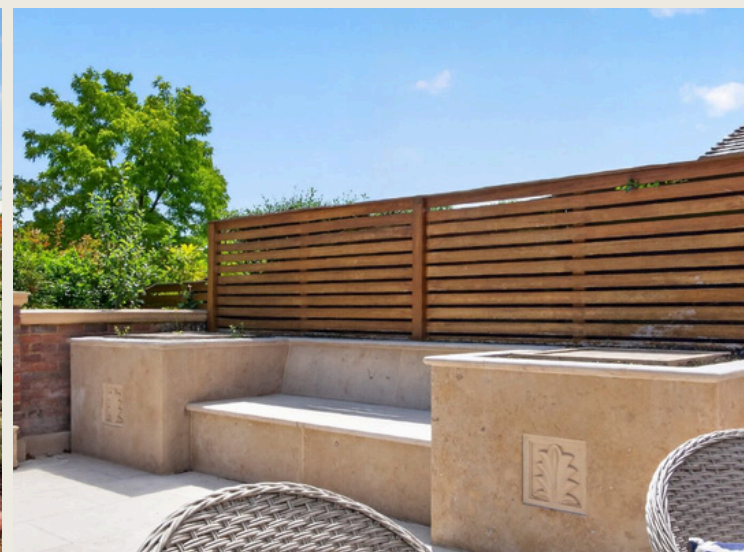
A garden to enjoy, not maintain

The rear garden has been designed for living rather than labour. A large terrace adjoins the back of the house, flowing straight from the kitchen through the French doors, and makes the natural setting for family gatherings and outdoor dining. Beyond, the lawn is laid predominantly to artificial grass and edged with well-stocked raised borders, so it looks its best all year with very little upkeep.

Best of all, a gate at the end of the garden opens directly onto an open field owned by the development, a shared green space for residents, with orchard and woodland beyond. It is a rare thing: a private, low-maintenance garden that borrows the openness of the countryside behind it.









THE SETTING

The best of both worlds

What makes Buckland Gate special is its setting, genuinely the best of both worlds. On one side, open countryside begins at the garden gate. A beautiful walk leads straight from the house, along the footpath into the golf course and on into Rowley Wood, where the bluebells come through in spring and you can complete a circuit through countryside that almost no-one else seems to find. Black Park, with its woodland and heathland, is moments away, so close to Pinewood Studios that everything from Harry Potter to James Bond has been filmed among its trees. Langley Park, with its lake, open fields and grand mansion at its centre, makes for another glorious walk, and Denham Country Park, Burnham Beeches and Windsor Great Park are all within reach.

On the other side is connectivity that belies the rural feel. Gerrards Cross, with its mainline trains to London Marylebone and an excellent range of shops and restaurants, is around three and a half miles away. The Elizabeth Line runs from Slough, Burnham and Taplow to Paddington, central London and Canary Wharf. Three motorways, the M4, M40 and M25, are all within easy reach, yet you never hear them, and Heathrow is close without the burden of aircraft noise. For families, Buckinghamshire's grammar school system is a significant draw, with Dr Challoner's and Beaconsfield High among the closest, alongside a strong choice of independent preparatory schools.

Where to go when you need...



MILK

A Co-op in Stoke Poges is very close for everyday top-ups, with the Tesco in Gerrards Cross a short drive for anything more.



WALKS

Three standout routes are on the doorstep: straight from the house into Rowley Wood and its spring bluebells, the woodland and heathland of Black Park, and the lake and open fields of Langley Park.



TRAIN STATIONS

Gerrards Cross (around 3.5 miles) runs mainline trains to London Marylebone. Slough (around 2.5 miles) offers the Elizabeth Line to Paddington, central London and Canary Wharf.



GOLF

A golf course sits right beside the development, with Wexham Park Golf Centre close by.



WEEKLY SHOP

The Tesco in Gerrards Cross is, in the current owner's words, the perfect size, big enough to have everything yet small enough to get round quickly, with a good Waitrose alongside it. Tesco also delivers locally.



DINNER AND DRINKS

The Black Horse in Fulmer is an excellent local pub, with The Red Lion and The Apple Tree, just outside Gerrards Cross, both well worth knowing. Gerrards Cross itself offers a wealth of restaurants, with Jack and Alice and The Journeyman among the favourites.



SCHOOLS

Buckinghamshire retains the traditional grammar system. Dr Challoner's Grammar Schools (boys and girls) and Beaconsfield High School for girls are among the closest. Independent preparatory options include Thorpe House, Davenies and Caldicott for boys, St Mary's and Maltmans Green for girls, and Gayhurst for boys and girls.

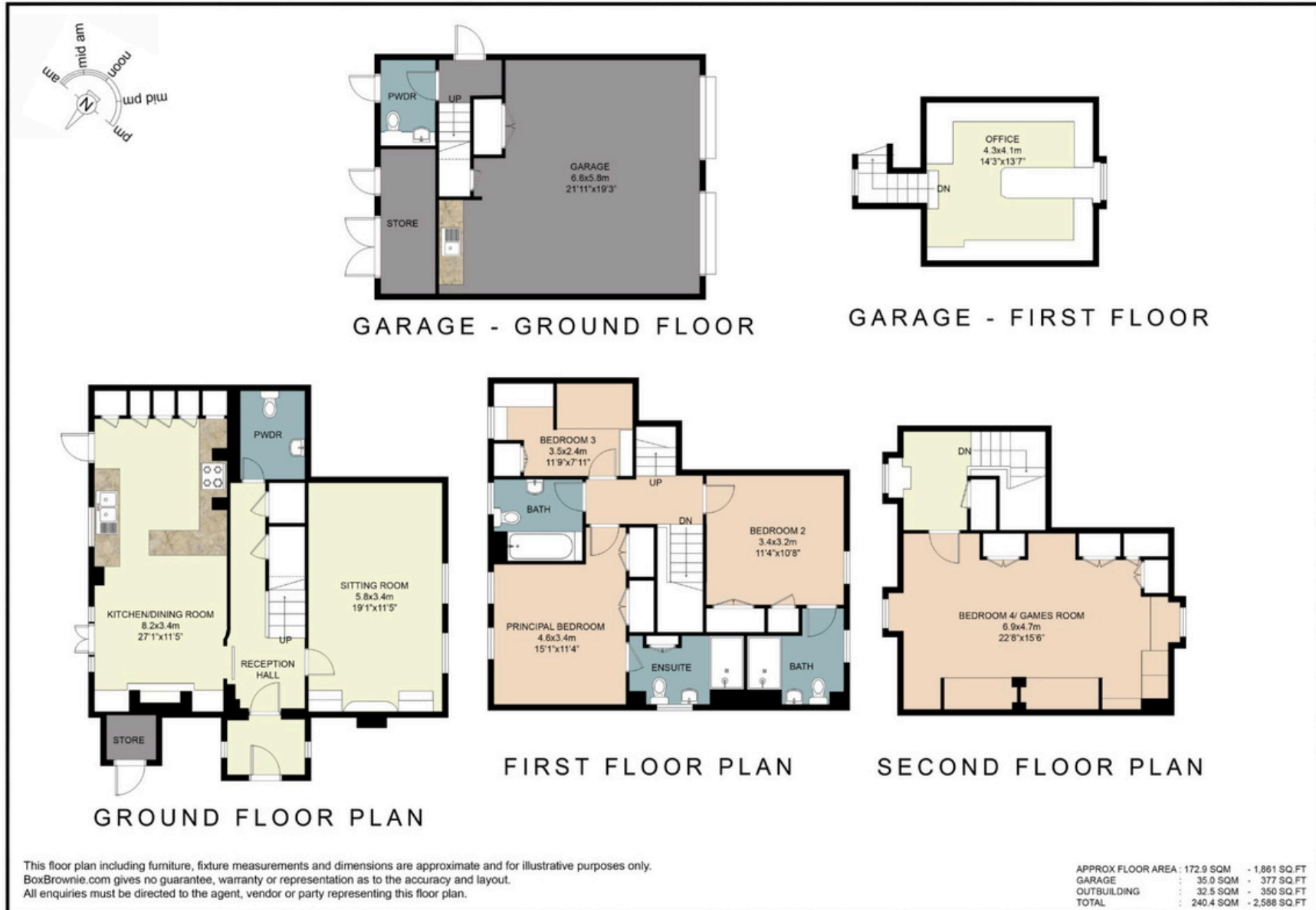


THE SPECIFICS

The finer details

SQUARE FOOTAGE	Main house 1,861 sq ft. Garage 377 sq ft. Office and outbuildings 350 sq ft. Total 2,588 sq ft.
TENURE	Freehold
COUNCIL TAX	Band G (Buckinghamshire Council)
EPC	C
LOCAL AUTHORITY	Buckinghamshire Council
HEATING	Gas central heating, with electric underfloor heating to the kitchen and hall
SERVICES	All mains connected
CONSTRUCTION	Brick and block, with a clay tile roof. Built in 2000
SERVICE CHARGE	£100 per month, covering grounds maintenance and the electric gates
DISTANCES	Gerrards Cross 3.5 miles. Slough 2.5 miles. M4 (J6) 4 miles. M40 (J2) 5.8 miles. Heathrow 9.3 miles. (All distances approximate.)

The layout





The next chapter

Buckland Gate is a rare combination: a beautifully finished, low-maintenance family home, behind its own gates, with proper countryside at the bottom of the garden and London within easy reach. It offers room to grow, space to work, and a setting that makes everyday life feel both easy and open. Offered with no onward chain, it is ready for its next chapter.

Buckland Gate



SELLING UNIQUE AND BEAUTIFUL HOMES

1-4 Buckland Gate



WATCH THE VIDEO

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