

CHATTERTON | REES

# 9 The Spinney

, Gerrards Cross, SL9 7LS

**Guide price £1,800,000**

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# 9 The Spinney





## Description

A six-bedroom detached family home of approximately 4,500sqft, set over three floors in a private gated cul-de-sac in Gerrards Cross. The property also benefits from a self-contained annexe above the garage with its own entrance, ideal for guests, extended family, or home office use.

The ground floor comprises a reception hall with cloakroom, drawing room, dining room, study, and a kitchen/breakfast/family room fitted with quality appliances. Bi-fold doors open onto the south-facing garden, creating a seamless connection between indoor and outdoor living.

The first and second floors offer six well-proportioned bedrooms, including a principal suite with dressing area and en-suite. Additional bedrooms are served by en-suite or family bathrooms, providing comfortable space for family and guests.

Practical features include a utility room, double garage, and driveway parking. The property is ready to move into and offers excellent potential for family life and entertaining across its three floors.

- Six Bedrooms
- Gated development
- 6 Bathrooms
- Annexxe
- Double Garage
- Large open Plan kictchen



, Gerrards Cross, SL9 7LS



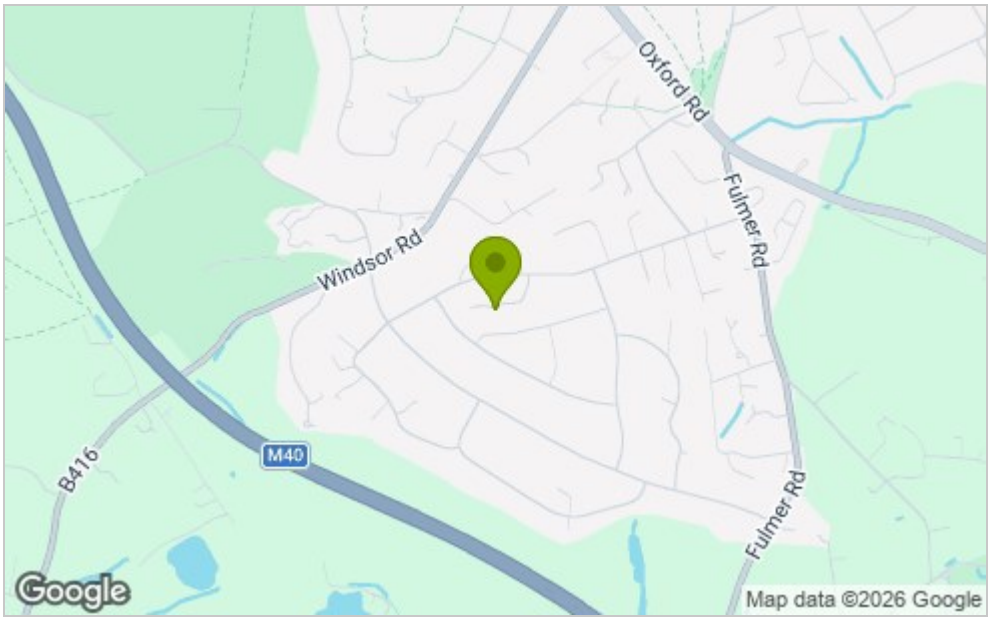


## Floor Plan

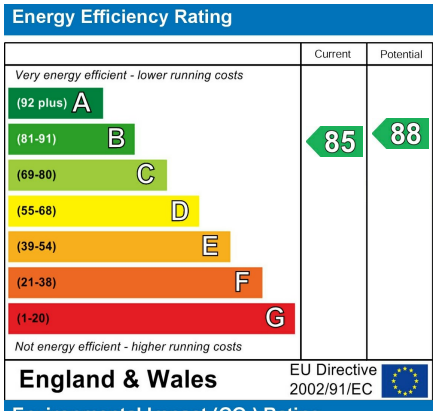
Approximate Gross Internal Area
Ground Floor = 146.0 sq m / 1,569 sq ft
First Floor = 138.0 sq m / 1,487 sq ft
Second Floor = 64.0 sq m / 691 sq ft
Garage Ground Floor = 44.0 sq m / 469 sq ft
Garage First Floor = 30.0 sq m / 318 sq ft
Total = 422.0 sq m / 4,534 sq ft

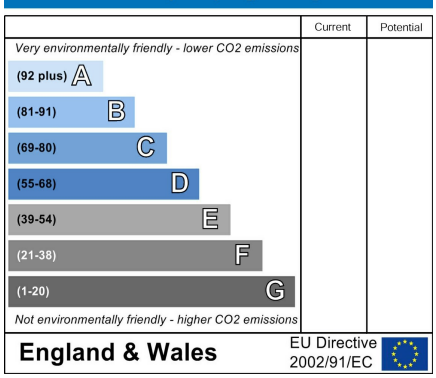



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Chatterton Rees Office
on 020 3780 0580 if you wish to arrange a viewing appointment for this property
or require further information.

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