



Fulmere House

Fulmer

An exceptional family home with secondary accommodation set in a rural yet highly convenient location

Fulmere House, Common Road, Fulmer , Buckinghamshire

Gerrards Cross 3 miles (London Kings Cross 20 minutes) London Heathrow Airport (T5) 11.5 miles, Central London 17 miles

Features:

Reception hall | Drawing room | Dining room | Orangery
Family room | Kitchen/breakfast room | Cinema | Study
Gym | Games room | Cloakroom | Utility room

Principal bedroom suite with dressing room and bathroom
5 Further bedrooms (4 ensuite) | Family bathroom | Kitchen

Self contained one- bedroom cottage | Triple garage

Mature lawned gardens

About 1.5 acres in all





The property

Completed in 2010, Fulmere House is constructed of mellow red brick under a pitched slate roof. The front elevation has perfect symmetry, reminiscent of the Georgian era with an open portico over the front door.

Internally the house combines light and spacious reception rooms with comfortable bedroom accommodation over the first and second floors. The lower ground floor with extensive natural light provides additional space for the leisure facilities including the gym and cinema room. Fulmere House has been beautifully finished by the current owners and of particular note is the drawing room centred around a magnificent fireplace with glazed doors opening onto the paved terrace. The kitchen includes a central island and granite work surfaces and is fully fitted with Meile oven, hob, steam oven, integrated coffee machine and wine cooler. Outside is the self contained annexe providing ideal single bedroom accommodation for a dependant relative or staff.

Gardens and Grounds

Laid mostly to lawn the gardens and grounds provide a peaceful mature setting for the house. A paved terrace wraps around the north and west sides overlooking the well-maintained lawns which are studded with a selection of specimen trees including Oak and American pine. Deep evergreen hedges mark the boundary giving additional privacy.





Location

Lying just three miles from Gerrards Cross and 17 miles from Central London, Fulmere House is in a rural yet highly convenient setting. Black Rock Park, an Area of Outstanding Natural Beauty, is adjacent to the property and offers walks through pinewoods and heathland

The pretty rural village of Fulmer is half a mile away which maintains its own cricket team and a popular village pub, The Black Horse. The village also includes a successful infant school.

Access to London is excellent with fast trains from Gerrards Cross reaching London Marylebone in 20 minutes. Alternatively by car Marble Arch is within 19 miles via the M40. Heathrow Airport is 11.5 miles distant.

General

Postcode: SL3 6JH

Services: Mains gas, water, electricity and drainage are connected to the property

EPC: House D

Annexe D

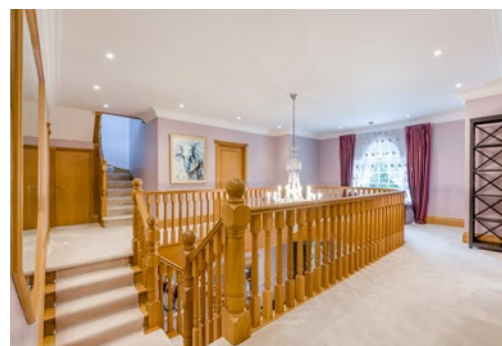
Local Authority: South Bucks District Council

Tenure: Freehold

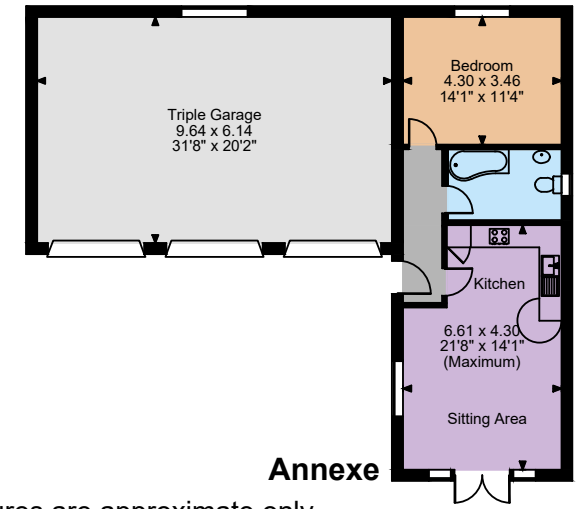
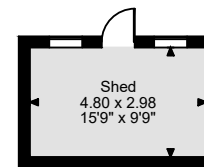
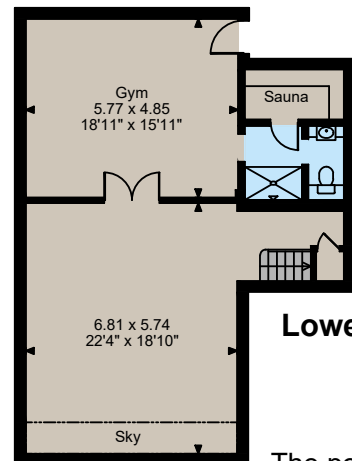
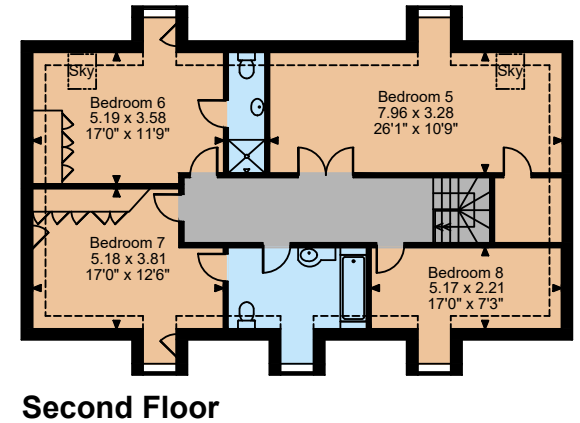
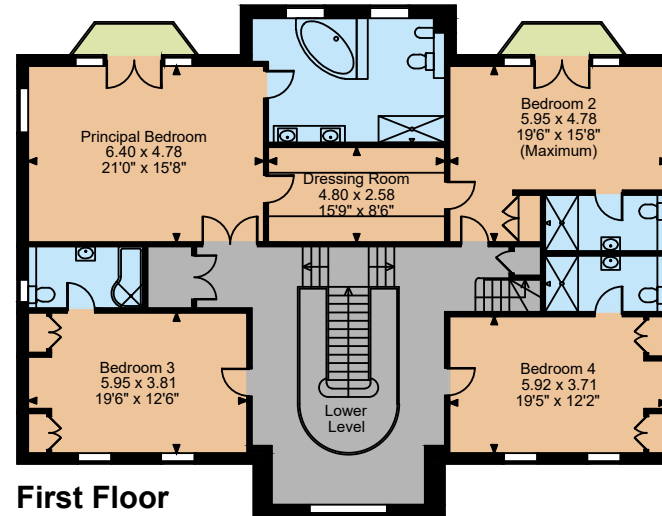
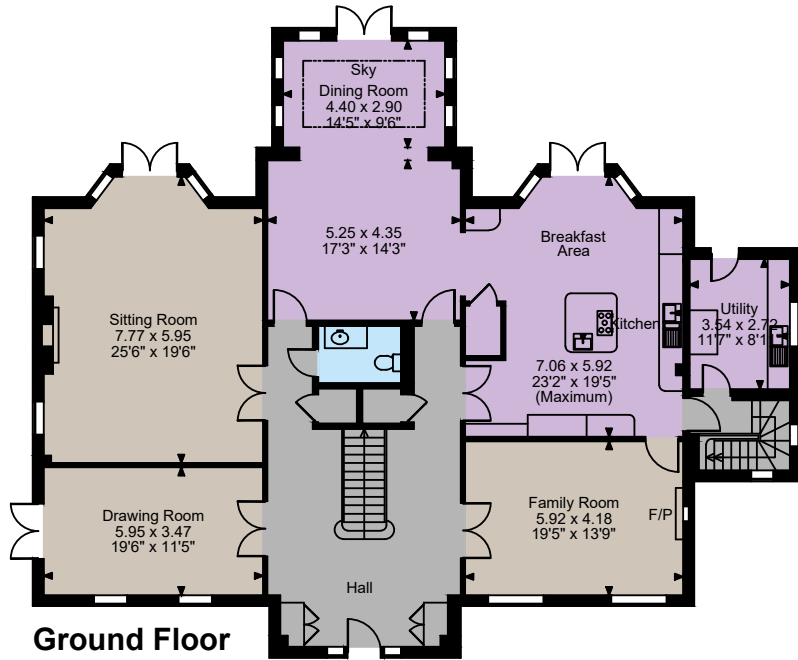
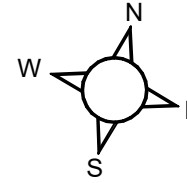
Guide Price: £3,600,000

Council Tax: House Band H

Annexe Band A



Main House internal area 6,406 sq ft (595 sq m)
 Triple Garage internal area 637 sq ft (59 sq m)
 Annexe internal area 569 sq ft (53 sq m)
 Shed internal area 154 sq ft (14 sq m)
 Total internal area 7,766 sq ft (722 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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