



Woodlands Rise, 28 Hedgerley Lane, Gerrards Cross,  
Buckinghamshire

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# Woodlands Rise

## 28 Hedgerley Lane

### Gerrards Cross

#### Buckinghamshire

##### SL9 7NS

A particularly special five bedroom detached luxury home set well back in its generous gardens and offering flexible and versatile accommodation with bedrooms on the ground and first floor.

Gerrards Cross Train Station 1.3 miles, (Gerrards Cross to London Marylebone 23 minutes), Beaconsfield 5.1 miles, Heathrow Airport (terminal 5) 12.3 miles, central London approx. 23 miles

Entrance hall | Sitting room | Large dining room | Kitchen/breakfast room | Five bedrooms and four bathrooms over two floors | Spectacular gardens of approximately 1/2 an acre | Detached garage | EPC Rating D

### The property

This unique family home nestles behind electric security gates and is situated in landscaped gardens of approaching half an acre.

A sleek and stylish interior has a contemporary feel with bright light and spacious accommodation over two levels with three of the five bedrooms situated on the ground floor. Two stunning reception rooms can be opened into one with clever partitioning creating a fabulous open plan entertaining space. A well equipped kitchen breakfast room overlooks the long front garden and an adjacent utility room has ample space for laundry equipment. There is a cloakroom and two bathrooms on the ground floor, one of which is ensuite to a generous size bedroom. The two other bedrooms on this floor are served by the family bathroom.

On the first floor, there are two further bedrooms each with ensuite facilities, the principle also having a fabulous floor to ceiling bay window.

### Outside

The driveway approach sweeps up to the house where there is ample parking and access to a double garage. Elegant steps lead up to the house and lead round into the rear garden, which is laid mainly to lawn and well screened by mature shrubs and bushes. The total plot size is approaching half an acre.

### Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, hotels, public houses, an Everyman cinema, health centre and community library.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow/Gatwick airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Chalfont St Peter Infant School, Gerrards Cross CofE School and Beaconsfield High School (all rated Outstanding by Ofsted), together with a good selection of noted independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green.





Floorplans  
 House internal area 3,002 sq ft (278.9 sq m)  
 Garage 222 sq ft (20.6 sq m)  
 For identification purposes only.



## General

**Local Authority:** Buckinghamshire Council  
**Services:** Mains gas, electric, water and drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £2,200,000  
**What3words:** toward.empty.analogy

## Gerrards Cross

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