



Arkley  
Marsham Way, Gerrards Cross, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A marvelous detached family home in a favoured residential location, close to the centre of Gerrards Cross.

Offering approximately 7,000 sq ft of versatile accommodation over three floors, including ground floor annexed suite.



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**7 BATHROOMS**



**DOUBLE GARAGE**



**SWIMMING POOL**



**FREEHOLD**



**TOWN**



**6,977 SQ FT**



**GUIDE PRICE  
£2,995,000**



### The property

Situated in one of the town's most desired residential roads, this impressive family home combines historic charm with modern comforts. Originally constructed in 1922 by architect Robert G Muir, this family home now offers upgraded living spaces with a welcoming ambience.

The entrance porch leads to a spacious reception hall with heated ceramic tiled floor, cloakroom and coat cupboards, featuring a stunning oak split staircase and four sets of glazed double doors.

The drawing room, once the billiard room, boasts a large ornate brick fireplace, beamed ceiling and original parquet flooring. Other highlights include a family room with bay window, a sitting room with French doors and a separate study.

The renovated kitchen/dining room, the heart of the home, features underfloor heating, a central island with oak circular breakfast table, granite worktops and integrated appliances.

Bi-fold doors offer garden views. Additional amenities include a utility room, boot room, wine store and double garage with vaulted ceiling.

An annexed suite includes a kitchen/living area, bedroom and shower room.

To the first floor, a galleried landing leads to the principal suite with garden views, a dressing room and an en suite bathroom. There are three further double bedrooms, each with en suite bathrooms, and a fifth bedroom and a family bathroom.

Servicing the accommodation is a superb laundry room with ample cabinetry and plumbing for appliances.

A second staircase leads to the versatile top floor accommodation that includes a bedroom, shower room and a TV room/snug.



## Outside

Set behind a mature front laurel hedge and accessed via a twin set of electric gates mounted on brick piers, the property offers a spacious paved driveway with ample parking. Twin wrought iron gates on the side lead to the terrace and rear garden.

Adjacent to the property is a broad terrace, perfect for outdoor gatherings and entertaining. The garden is fully enclosed and divided into two distinct areas: a sizable lawn area bordered by mature hedging and a separate swimming pool area with gated access. The pool area features a sunbathing terrace, pool house equipped with a kitchenette, shower, WC, plant room and Wi-Fi booster.

The swimming pool is heated efficiently by an air source heat pump. Additionally, there is a greenhouse with raised flower beds for gardening enthusiasts.

## Location

The property enjoys a sought after residential location within Gerrards Cross, approximately 0.4 miles from the heart of the town centre that offers a

wide range of shopping and recreational amenities, including Waitrose, Tesco, as well as a host of independent stores, hotels, restaurants, cafes, public houses, a cinema, community library and health centre.

Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools.



## Distances

- M40 (Junction 2)
- M25 (Junction 1a)
- London Heathrow Airport
- Central London approximately 22 miles

## Nearby Stations

- Gerrards Cross railway station

## Key Locations

- Burnham Beeches 5 miles
- Black Park Country Park 3.8 miles
- Windsor

## Nearby Schools

- Gayhurst
- Thorpe House
- Maltman's Green
- St Mary's School
- Gerrards Cross C of E School
- Beaconsfield High School
- The Beaconsfield School
- Royal Grammar School
- Chesham Grammar School
- Challoner's High School





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Floorplans

House internal area including garage 6,977 sq ft (648.2 sq m)

For identification purposes only.

## Directions

SL9 8AW

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## General

Local Authority: Buckinghamshire Council

Services: Main gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: C

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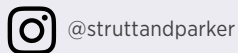
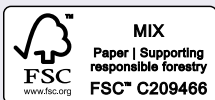
## Gerrards Cross

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