

# MISBOURNE HOUSE

GERRARDS CROSS

A STUNNING RESIDENCE OF EIGHT, EXQUISITELY DESIGNED  
PRIVATE APARTMENTS WITH GATED UNDERGROUND PARKING







## MISBOURNE HOUSE

GERRARDS CROSS

**Misbourne House is a stunning residence of eight, exquisitely designed apartments in desirable Gerrards Cross. Appealing to those who seek elevated living outside the city this beautiful building, with gated underground parking, is complemented by serene landscaping and treetop views, creating the perfect place to escape and unwind.**

**Misbourne House offers the chance to step back from the busy world around you and indulge in quieter moments through refined luxury, spacious rooms and an uncompromising quality of finish – the enviable hallmarks that define a Kebbell home.**

**Reconnect with living.**

“

**Life isn't a matter of  
*milestones, but of moments.***

”

**ROSE KENNEDY**



*“Our insistence on contemporary design and traditional construction methods ensures that Misbourne House not only makes a grand impression today, but will stand the test of time.”*

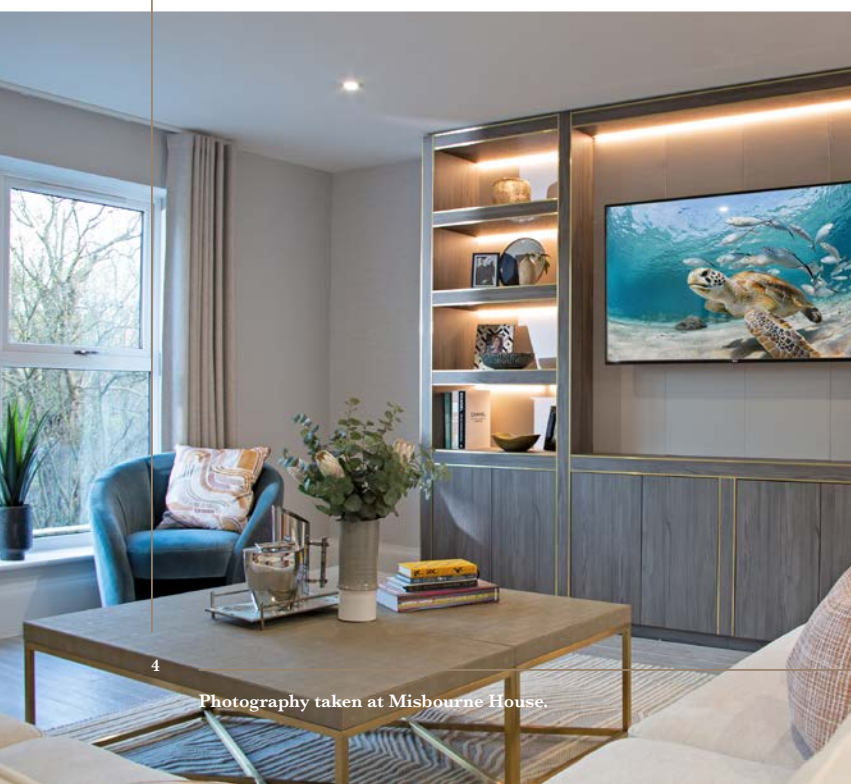
**NICK KEBBELL**











**Misbourne House is a beautiful combination  
of Kebbell's customary understated elegance  
and exceptional attention to detail.**

The refinements include underfloor heating throughout,  
high specification kitchens and bathrooms, carefully  
chosen materials and subtle finishing touches.

In every Kebbell property practicality goes hand-in-hand  
with good looks, epitomised by such thoughtful features  
as large storage cupboards and plentiful wardrobes.



Bring the outside in by opening the double doors connecting your private balcony or terrace to the kitchen and living area.

The contemporary kitchen cabinets are paired with Silestone worktops and the full complement of integrated appliances.

This is seamless, free-flowing living.















As the ability to work from home becomes evermore vital, a practical and stylish home office is a must have.

So too is a glamorous bathroom. At Misbourne House bespoke vanity units, useful niches and large sleek baths are complemented by elegant tiling.



BASEMENT PLAN

Electric entrance gates secure the underground car park. There are two parking spaces and a storage room, with light and power, for each apartment. A lift provides access directly from the basement to all floors.





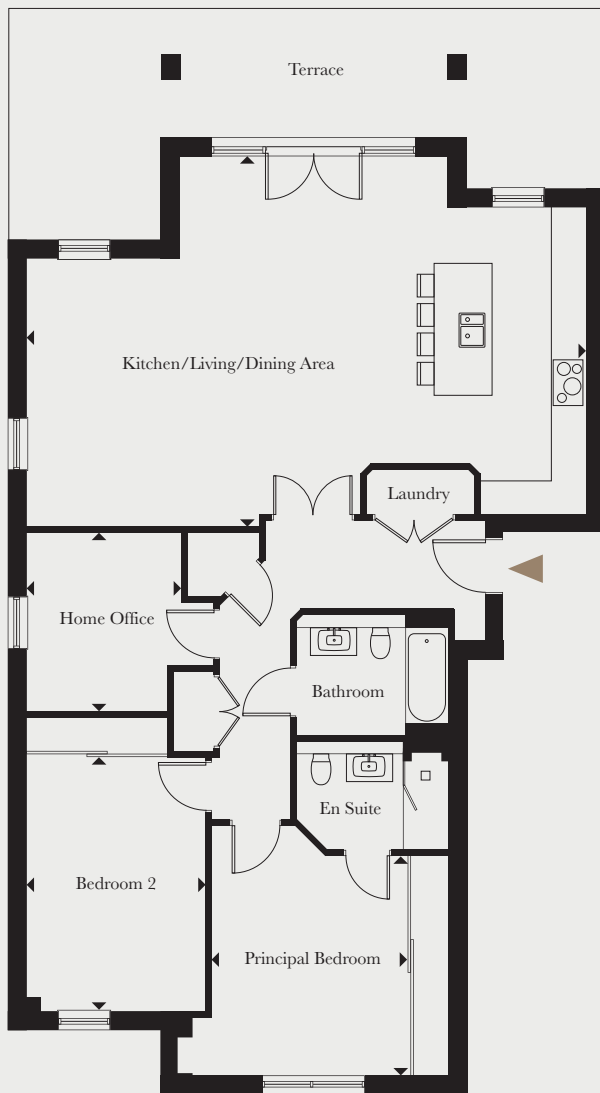
SITE PLAN

Misbourne House comprises eight spacious apartments, two to each floor of the four-storey building. Apartments 1 to 6 each have a useful home office which would also make a fabulous third bedroom.



# No 1

**2 BEDROOM APARTMENT WITH HOME OFFICE**  
**1,349 SQ FT | 125 SQ M**  
**TERRACE 374 SQ FT | 35 SQ M**



**FRONT  
ELEVATION**



Throw open the double doors from the living area and step outside onto your terrace. The kitchen island is ideal for casual entertaining and there is also ample space for a dining table. Glazed doors lead into the hall and through to the rest of your beautiful home. The principal bedroom features bespoke fitted wardrobes and an elegant en suite.

Kitchen/Living/Dining Area	9.8m x 6.5m	32' 2" x 21' 3"
Principal Bedroom	4.5m x 3.4m	14' 8" x 11' 2"
Bedroom 2	4.5m x 3.1m	14' 8" x 10' 2"
Home Office	3.1m x 2.8m	10' 2" x 9' 2"



# No 2

**2 BEDROOM APARTMENT WITH HOME OFFICE**  
**1,515 SQ FT | 141 SQ M**  
**TERRACE 597 SQ FT | 56 SQ M**



**FRONT  
ELEVATION**



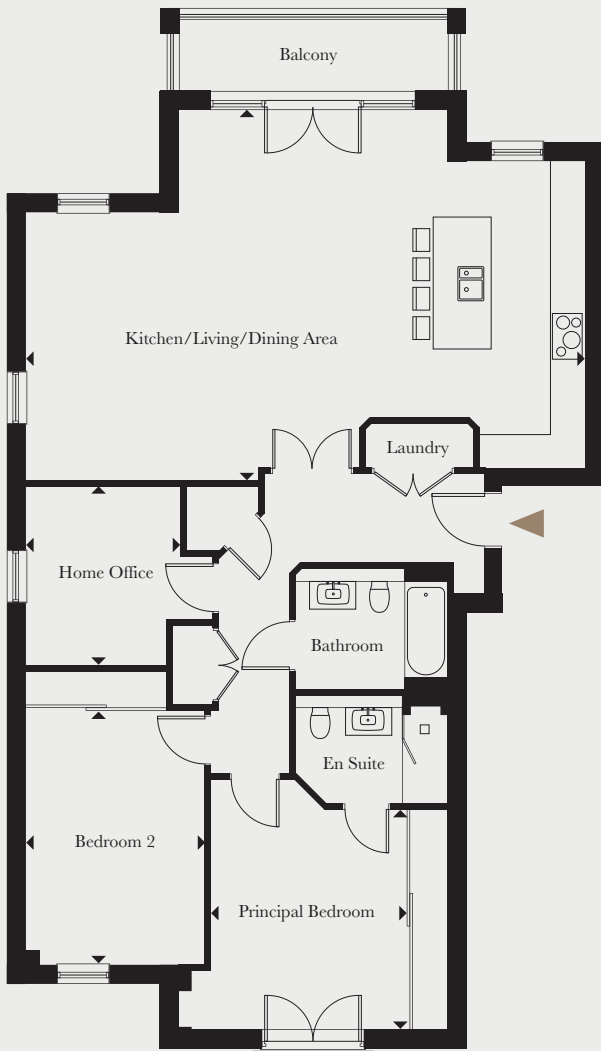
Enter your hall and step through the glazed double doors into the bright and spacious kitchen and living area, where the open-plan aspect is enhanced by doors leading to the terrace. The principal bedroom has fitted wardrobes and an en suite with a bath and large shower. The second bedroom, home office and family bathroom complete the generous accommodation in this beautiful apartment.

Kitchen/Living/Dining Area	9.7m x 6.5m	31' 8" x 21' 3"
Principal Bedroom	4.7m x 4.0m	15' 4" x 13' 1"
Bedroom 2	4.4m x 3.6m	14' 4" x 11' 8"
Home Office	3.2m x 2.7m	10' 5" x 8' 9"



# No 3

**2 BEDROOM APARTMENT WITH HOME OFFICE**  
**1,349 SQ FT | 125 SQ M**  
**BALCONY 67 SQ FT | 6 SQ M**



**FRONT  
ELEVATION**



Located on the first floor, the heart of this home is the open-plan kitchen and living area, with a kitchen island and access, via double doors, to the balcony. Light flows through from here, via glazed double doors, into the hall which leads to the home office, bedroom 2, a family bathroom and the principal bedroom. This stunning bedroom offers views from the Juliet balcony, generous fitted wardrobes and a luxurious en suite.

Kitchen/Living/Dining Area	9.8m x 6.5m	32' 2" x 21' 3"
Principal Bedroom	4.2m x 3.8m	13' 8" x 12' 5"
Bedroom 2	4.5m x 3.2m	14' 8" x 10' 5"
Home Office	3.1m x 2.7m	10' 2" x 8' 9"



# No 4

**2 BEDROOM APARTMENT WITH HOME OFFICE**  
**1,515 SQ FT | 141 SQ M**  
**BALCONY 67 SQ FT | 6 SQ M**

FRONT  
ELEVATION



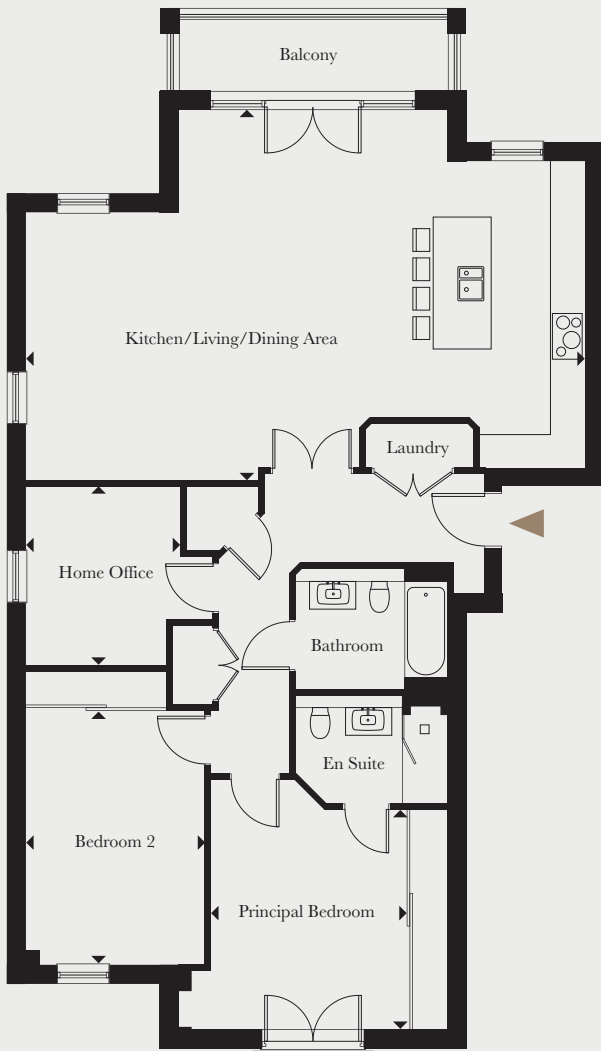
The centre of this first floor apartment is the very large, bright kitchen and living area, with a balcony. The generous free-flowing space, which includes a kitchen island, is large enough for entertaining and relaxing. Double glazed doors lead to the hall, home office, bedroom 2 and the family bathroom. Beyond is the sumptuous principal bedroom, which has a Juliet balcony, large fitted wardrobes and an en suite with a bath and walk-in shower.

Kitchen/Living/Dining Area	9.9m x 6.5m	32' 5" x 21' 3"
Principal Bedroom	4.3m x 4.0m	14' 1" x 13' 1"
Bedroom 2	4.4m x 3.5m	14' 4" x 11' 5"
Home Office	3.2m x 2.7m	10' 5" x 8' 9"



# No 5

**2 BEDROOM APARTMENT WITH HOME OFFICE**  
**1,349 SQ FT | 125 SQ M**  
**BALCONY 67 SQ FT | 6 SQ M**



**FRONT  
ELEVATION**



This apartment has wonderful views over the garden from the balcony, which is accessed from the generously proportioned kitchen and living area. This bright open-plan space will be welcoming for both entertaining and relaxing. The second bedroom, family bathroom, home office and principal bedroom with its Juliet balcony, fitted wardrobes and luxurious en suite, complete the accommodation.

Kitchen/Living/Dining Area	9.8m x 6.5m	32' 2" x 21' 3"
Principal Bedroom	4.2m x 3.8m	13' 8" x 12' 5"
Bedroom 2	4.5m x 3.2m	14' 8" x 10' 5"
Home Office	3.1m x 2.7m	10' 2" x 8' 9"



# No 6

**2 BEDROOM APARTMENT WITH HOME OFFICE**  
**1,515 SQ FT | 141 SQ M**  
**BALCONY 67 SQ FT | 6 SQ M**

FRONT  
ELEVATION



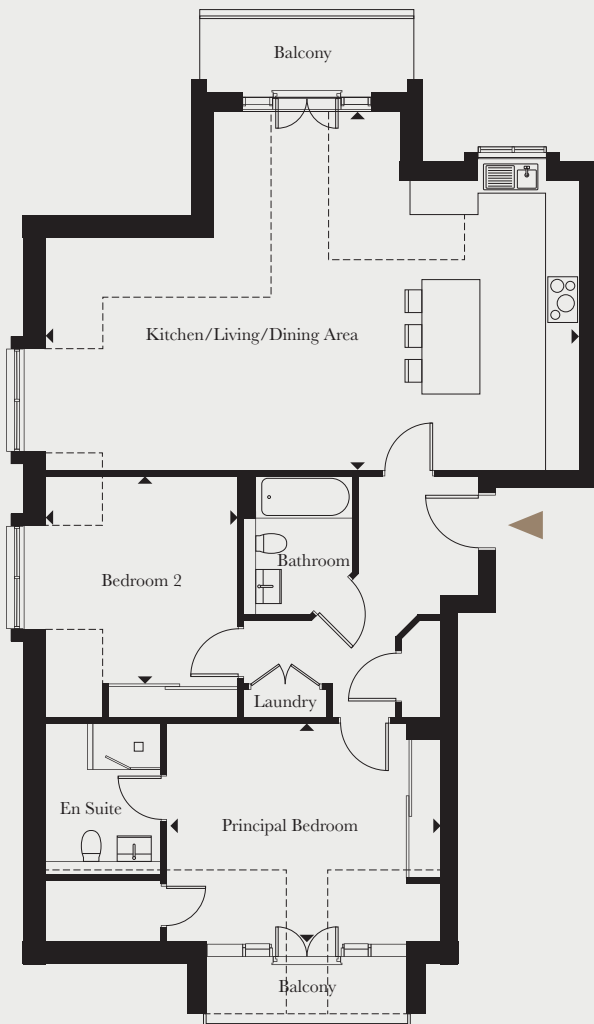
In this stunning, second floor apartment, soothing views of the garden are enjoyed from the balcony. This is reached from the bright kitchen and living area, a free-flowing space which meets every need of private and social life. From here, a pair of glazed doors lead to the second bedroom, family bathroom, home office and principal bedroom, which is a beautiful space with a Juliet balcony, generous en suite with both bath and walk-in shower, and ample fitted wardrobes.

Kitchen/Living/Dining Area	9.9m x 6.5m	32' 5" x 21' 3"
Principal Bedroom	4.3m x 4.0m	14' 1" x 13' 1"
Bedroom 2	4.4m x 3.5m	14' 4" x 11' 5"
Home Office	3.2m x 2.7m	10' 5" x 8' 9"



# No 7

**2 BEDROOM APARTMENT**  
**1,069 SQ FT | 99 SQ M**  
**BALCONIES 91 SQ FT | 8 SQ M**



**FRONT  
ELEVATION**



This third floor apartment boasts two balconies, one at the front from the principal bedroom and a second at the rear, overlooking the treetops. The open-plan kitchen and living area provides a contemporary space for relaxing and entertaining. Bedroom 2 is served by the family bathroom whilst the principal bedroom has a luxurious en suite shower room. Both bedrooms have fitted wardrobes and there is useful additional storage in the hall.

Kitchen/Living/Dining Area	9.5m x 6.4m	31' 2" x 21' 0"
Principal Bedroom	4.8m x 3.7m	15' 7" x 12' 1"
Bedroom 2	4.3m x 3.7m	14' 1" x 12' 1"

# No 8

**2 BEDROOM APARTMENT**  
**1,195 SQ FT | 111 SQ M**  
**BALCONIES 134 SQ FT | 12 SQ M**

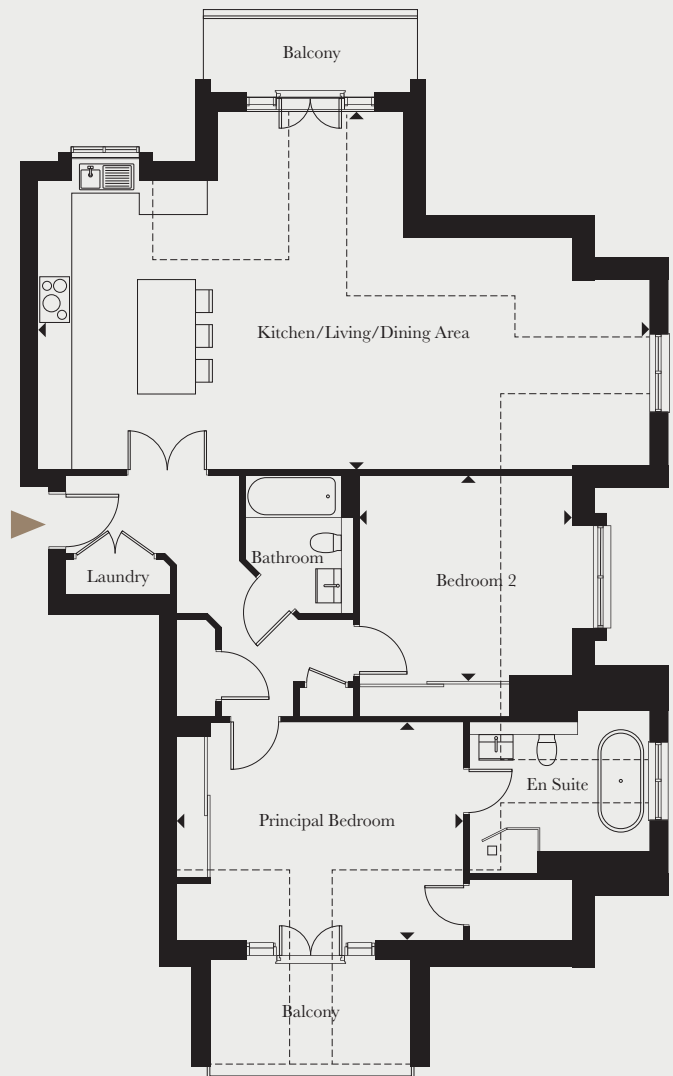
FRONT  
ELEVATION



The principal bedroom in this third floor apartment is particularly appealing, comprising a balcony, fitted wardrobes, walk-in shower and statement centrepiece bath. At the rear of the apartment, the kitchen and living area offers generous open-plan space with a second balcony, looking out over the treetops.

A second bedroom, family bathroom and considerable built in storage complete the accommodation in this apartment.

Kitchen/Living/Dining Area	10.5m x 6.3m	34' 4" x 20' 7"
Principal Bedroom	4.3m x 3.8m	14' 1" x 12' 5"
Bedroom 2	4.3m x 4.0m	14' 1" x 13' 1"





Everything at Misbourne House speaks of the quality and refinement for which award-winning Kebbell is renowned.



## TRADITIONAL DESIGN AND CONSTRUCTION

Misbourne House is constructed using the traditional brick and block method, double glazed PVCu cream windows and concrete floors and roof tiles.

Glazed doors form the communal entrance leading to the elegantly furnished hall and lift serving all floors. The communal stairs have black powder-coated balustrades.

All of the balconies are fully glazed so as not to interrupt the views.

All apartments have an EPC rating of B or higher.

## KITCHEN

Cooking, dining and entertaining is sheer pleasure in Misbourne House's fabulous kitchens.

Each is created using classic painted in-frame Shaker-style cabinets with a soft-closing mechanism. These are paired with contemporary Silestone work surfaces and upstands.

Kitchens are fitted with a wall-mounted oven, 5-ring induction hob with integrated extractor, combination microwave, integrated full height fridge/freezer, integrated dishwasher and wine cooler. All appliances are Siemens except the Caple wine cooler and Elica extractor.

A free-standing Siemens washer-dryer is also included in the hall cupboard of apartments 1–6 and is integrated in the kitchen of apartments 7 and 8.

Even the water is special: the chrome Blanco tap dispenses hot, cold or boiling water at the touch of a button.

All appliances have an A+ energy rating.

## FLOOR TO CEILING LUXURY

Quality details distinguish every room.

Gas fired underfloor heating is fitted throughout, which is not only energy efficient but means space-stealing radiators are unnecessary, adding great flexibility to your furniture placement.

Cosy toes are guaranteed as you move between extravagant tiled floors and deep carpets.

The walls are painted in a contemporary shade with woodwork and ceilings in crisp white.

Oak stained glazed doors link the kitchen, living and dining areas with the hall, admitting optimum light and creating the impression of a seamless space.

All bedrooms include bespoke fitted sliding wardrobes by Spacepro.

## CONNECTIVITY

Each apartment is fitted with an ultra-fast fibre broadband connection (subscription required).

## BATHING BEAUTY

Each bathroom is a haven of luxury and tranquillity.

The stylish vanity units from Keuco are not only beautiful but practical with ample storage and soft-closing drawers.

The sanitaryware is by Villeroy & Boch, the large walk-in showers are by Vado and baths are by Sanaux. The principal en suite in apartment 8 has a glamorous free-standing Victoria + Albert bath.

The heated mirrors and chrome towel rails add that final touch of practicality and comfort.

## WALL AND FLOOR TILES

All apartments have stunning Minoli floor tiles and the bathroom wall tiles have been hand chosen to match the vanities.

Apartments 1–6 have luxurious wood effect porcelain tiles in the hall and kitchen, living and dining areas. The bathrooms and cylinder cupboard have porcelain tiles.

Apartments 7 and 8 have smaller format parquet wood-effect porcelain tiles.

## STEP OUTSIDE

Paths and terraces are surfaced in Indian-style sandstone.

Electric vehicle gates permit access, whilst bollard lights lead you safely from the driveway to the underground car park and garden.

Each apartment has two allocated spaces in the secure underground car park along with a private storage room that has power and light.

There are two visitor parking spaces at ground level which are block paved.

The plants and trees have been carefully chosen to add maturity and interest.

## SAFETY AND SECURITY

Multiple features are included to ensure well-being and safety.

The vehicular entrance to Misbourne House is protected by electric gates, operated via a video entry system linked to each apartment and the communal front door.

Each apartment has an intruder alarm which complies with NACOSS / SSAIB standards; and mains operated smoke and heat detectors with battery backup.

Apartment front doors are of high security construction with multi-locking points and a Comelit intercom system with an integrated app to control access.

## LONG TERM PEACE OF MIND

Every home is covered by the ten year NHBC Buildmark Warranty and has a 125 year lease.







**Gerrards Cross is a town with a definite cachet, combining an air of assured affluence with an easy commute to central London.**

Misbourne House is located about ten minutes' walk from the town centre, where boutiques, independent restaurants and fashionable bars all take their place in the traditional gabled buildings of the high street.

The recently refurbished Everyman Cinema has just three screens and at over 90 years old is the oldest cinema in Buckinghamshire.

Just a few of the local eateries include Wildwood for contemporary Italian, Malik for refined Indian cuisine and all-day dining at Fego and Jack & Alice. Lomito specialises in Argentine beef and has a glamorous bar where you can sip a classic cocktail.

There are plenty of opportunities to add to your wardrobe, at shops such as The Forge, Repertoire, Matt La Moda and Panama Jack, while hair and nails can be kept in optimum condition in one of the salons in the town. For the weekly shop there is Waitrose, M&S, Tesco and a number of independent businesses including Savanna the family butchers.

1. WILDWOOD RESTAURANT 2. TIGER LILY  
3. JACK & ALICE 4. THE FORGE







1



2



3

1. GERRARDS CROSS STATION 2. GERRARDS CROSS GOLF CLUB  
3. GERRARDS CROSS COMMON



**Gorgeous countryside surrounds Gerrards Cross; not only the Chiltern Hills (AONB), but country parks and commons too. Gerrards Cross Common, an easy walk from Misbourne House, gives you woodlands and ponds to wander amongst.**

The River Misbourne, River Colne and The Grand Union Canal are all close by if you enjoy the water, or if you would rather stay on dry land; then Gerrards Cross Golf Club and the Buckinghamshire Golf Club are just two of several courses nearby.

If choosing a good school is on your radar now, or for the future, then there are a number of sought after schools nearby such as Gerrards Cross C of E Primary School and Gayhurst School, an independent primary.



### On your doorstep

Gerrards Cross town centre	0.5 miles	<b>12 mins</b>	–
Gerrards Cross station ( <i>London Marylebone in as little as 28 minutes</i> )	0.5 miles	<b>12 mins</b>	–
Gerrards Cross Common	0.6 miles	<b>14 mins</b>	<b>3 mins</b>
Gerrards Cross Golf Club	1.5 miles	–	<b>4 mins</b>
Buckinghamshire Golf Club	6.0 miles	–	<b>11 mins</b>

### Further afield

M40, J1	5.0 miles	–	<b>8 mins</b>
M25, J16	6.0 miles	–	<b>10 mins</b>
Heathrow Airport ( <i>Terminals 1, 2 &amp; 3</i> )	14.7 miles	–	<b>20 mins</b>
Central London	23.2 miles	–	<b>50 mins</b>





*“Right from our very first development, we have focused on creating homes of exceptional quality in prime locations. But just as important has been our philosophy to build homes that enhance the way people live their lives.”*

*NICK KEBBELL*

1. TITLARKS, SUNNINGDALE 2. WINTERSBROOKE, SUNNINGHILL  
3. AUBURY PLACE, CHISWICK 4. OSBORNE HOUSE, SUNNINGDALE







# THE KEBBELL PHILOSOPHY

No matter how you live, a Kebbell home is for living. Our work starts with looking at everything from a customer's point of view. What will add convenience, comfort, pride and joy to your life? From that essential starting point our team of professionals design and build homes without compromise and have done so since 1953. The result? A timeless quality and an understated elegance, perfectly in tune with the life you want to live.

Every Kebbell home is designed to complement and enhance your life. Smart design, meticulously planned interiors, innovative use of space, the finest materials – all these elements define the way we work. With a Kebbell home, every small detail is carefully considered. Our buyers can invest with confidence in the knowledge that their new home comes with only the best in design, build and finish.





# MISBOURNE HOUSE

GERRARDS CROSS

31 OAK END WAY, GERRARDS CROSS  
BUCKINGHAMSHIRE, SL9 8DA



**EST. 1953**  
**Kebbell**  
FOR HOW YOU LIVE



Kebbell House, 21 London End, Beaconsfield HP9 2HN  
020 8428 6221 | misbourne@kebbell.co.uk

[kebbell.co.uk](http://kebbell.co.uk)

Designed by Avatar Creative  
[avatarcreative.co.uk](http://avatarcreative.co.uk)







EST. 1953  
**Kebbell**  
FOR HOW YOU LIVE