



Acorn Lodge, St Huberts Lane, Gerrards Cross,
Buckinghamshire

For the finer things in property.



Acorn Lodge, St Huberts Lane, Gerrards Cross, Buckinghamshire SL9 7BP

An elegant 4 bedroom barn conversion within a courtyard development which includes a private 2 acre paddock. The property is surrounded by countryside and is within easy reach of the town centre and railway station.

Gerrards Cross Station 1.6 miles (London Marylebone 23 minutes), M40 (Jct 1) 3.1 miles, Beaconsfield Town 5.4 miles, M25 (Jct 16) 5.5 miles, Heathrow Airport (Terminal 1,2 3) 12.8 miles, Central London approx. 19.3 miles

Reception hall | 2 Reception rooms | Kitchen/breakfast room | Cloakroom | Family bathroom | 4 Bedrooms (2 en suite) | Parking | Garden | Two acre paddock | EPC Rating E

The property

Set in beautiful countryside, this attached property affords stunning views all around whilst being close to Gerrards Cross village centre. This well presented family home benefits from all the modern conveniences whilst still maintaining its character, therefore offering versatile accommodation with excellent transport links.

As you enter the property, the large reception hall leads to the first spacious reception room with feature fireplace and direct access to the rear garden via double patio doors. The second reception room overlooks the rear garden and offers a relaxing living space. The stylish kitchen boasts a range of base and wall units, utility cupboard, 4-ring gas hob with ceiling mounted fan extractor and dining area with access to the garden. Integrated appliances include a

dishwasher, oven and microwave. The separate cloakroom and second bedroom with en suite bathroom complete the accommodation downstairs.

To the first floor, there are three additional well-proportioned bedrooms with the master bedroom comprising an en suite shower room and separate dressing room. Bedroom four contains fitted cupboards with views of the rear garden and countryside beyond. The family bathroom has a panelled bath, low level WC and washbasin.

Outside

The property is enclosed by countryside and can be approached via a large winding driveway to the front from St Huberts Lane, providing parking in the communal courtyard area. The surrounding private gardens are well maintained and laid to lawn. There is a paved area ideal for relaxing and al fresco dining with a wooden fence border with mature shrubs and trees, interspersed with brick paved paths. The property also has a private 2 acre paddock located off the approach driveway to the property.

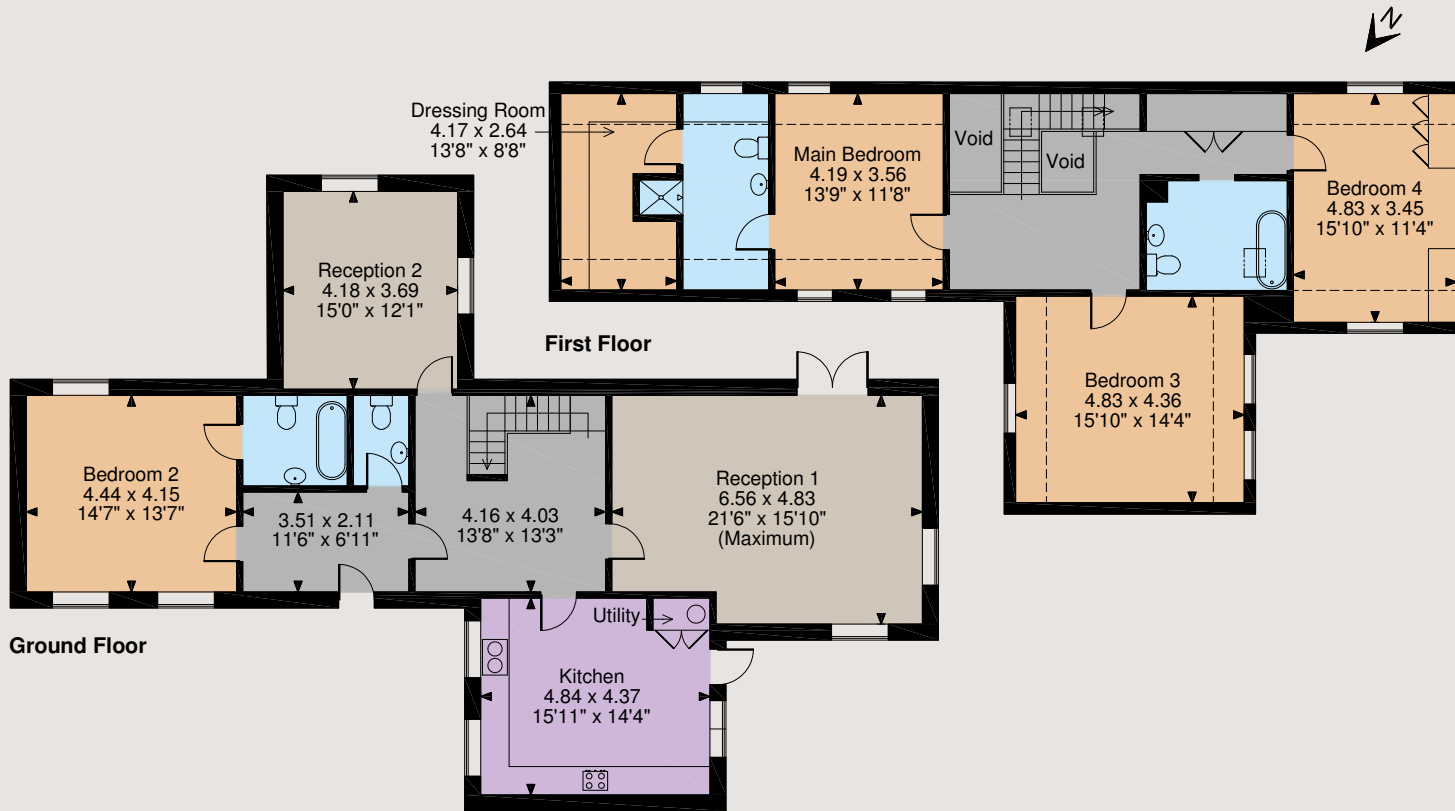
Location

Gerrards Cross is a picturesque and highly-convenient town with a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. Local sporting amenities are excellent with 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 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.





Floorplans
House internal area 2,125 sq ft (197 sq m)
For identification purposes only.



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

--- Denotes restricted head height

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Directions

What3words:///whites.puns.jelly

General

Local Authority: Buckinghamshire Council
Services: Gas, electric, private water and mains drainage.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,095,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

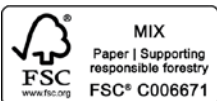
gerrardscross@struttandparker.com
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