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BRITISH
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2022

GOLD WINNER
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ST HUBERTS COTTAGES
32 East Common, Gerrards Cross SL9 7AQ


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7 ST HUBERTS COTTAGES

32 East Common, Gerrards Cross, SL9 7AQ

This beautiful Grade II listed Victorian cottage, featuring two double bedrooms, has been carefully modernised by its current owners to seamlessly blend historical charm with modern comforts. Situated overlooking East Common this property offers a contemporary interior and is conveniently located within easy walking distance to the train station.

Summary of accommodation

Entrance lobby, open plan family room with feature wood burning stove and marble surround leads through to a stunning newly fitted Howdens painted solid oak kitchen with featured Brazilian granite worktops, backsplash and an exposed brick wall and over head bespoke Vario via Velux roof/ skylight with electric opener, built in Siemens and Neff appliances.

Stairs to the first floor with carpet runner and stainless steel carpet rods gives access to a landing area with two double bedrooms and a contemporary family shower room. The main bedroom with wall to wall fitted wardrobes encloses a TV point, featured arched window overlooking East Common. The contemporary shower room which is fully tiled, wall mounted vanity sink with wall mounted black tap and separate mixed, walk in shower cubicle with ceiling mounted shower head and concealed cornice lighting. The guest double bedroom with window overlooking gardens and fields beyond.

There is Amtico flooring to the majority of the ground and first floor laid in herringbone style, bespoke fitted French shutters throughout. Additionally there is CCTV security cameras, wired alarm system and underfloor heating.

Gardens and Grounds

A white painted picket fence with central pedestrian gate gives access to this cottage style garden with Indian sandstone paving gravelled borders, newly planted hedging and outside wall lighting to entrance door. The rear garden is newly landscaped with Indian sandstone paving leading to a mainly laid to shaped lawn with brick edging a further featured gravelled area, inset up lights with oval patio with brick surround ideal for outside entertainment and wood store at rear.





Location

Gerrards Cross is a popular town catering a range of boutique shops, restaurants, public houses, Everyman cinema, Waitrose, Tesco, East & West Common as well as a community library. The Chiltern Rail Line at Gerrards Cross station caters a fast link service to London Marylebone (18 minutes). National motorway network can be accessed at nearby Junction 1, M40 (Denham) or Junction 2, M40 (Beaconsfield) providing additional access to the A40, M25, M1, M4 and Heathrow/Gatwick airports.

Directions

From Gerrards Cross Station turn right on to Packhorse Road (B146) and take the second turning on the left in to East Common. Continue passing the common playground towards the end of the road and St Huberts Cottages can be found on the left hand side facing the common and before the Apple Tree pub.

EPC rating D

Council Tax - Band E

Local Authority - Buckinghamshire Council

SA10 7AQ

Fibre optic cable for broadband

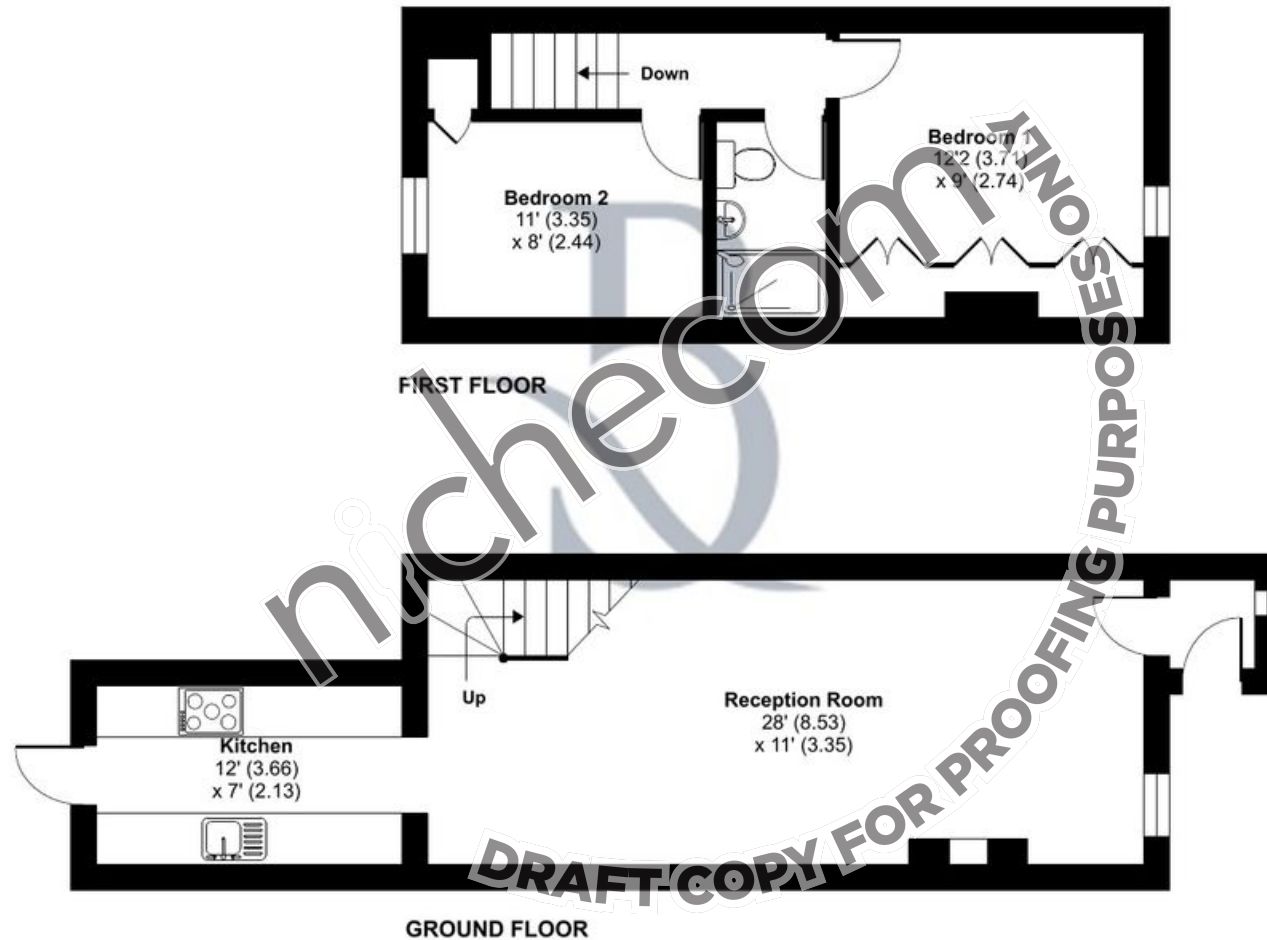
Note: There is a right of way to the rear pathway for all cottages



St. Huberts Cottages, East Common, Gerrards Cross, SL9

Approximate Area = 736 sq ft / 68.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Bartrams Property Consultants. REF: 1135365



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