



**A CHARACTERFUL 5 BEDROOM DETACHED FAMILY HOME WITH A 3 BEDROOM  
DOUBLE STOREY ANNEXE ATTACHED**

Mill Lane, Gerrards Cross, Buckinghamshire, SL9 8DG

**ROBSONS**

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**MAIN HOUSE - 5 BEDROOMS, 2 BATHROOMS, 3 RECEPTION ROOMS, STUDY, KITCHEN, UTILITY ROOM & GUEST CLOAKROOM • ANNEXE - 3 BEDROOMS, KITCHEN, LOUNGE, CONSERVATORY & BATHROOM • BEAUTIFUL PRIVATE GARDEN • 2 DOUBLE GARAGES • DRIVEWAY • 0.456 ACRES**

### Description

Offering both character and charm, is this well-appointed five bedroom, two bathroom detached family home providing over 4,650 sq. ft of comfortable living accommodation with a self-contained three bedroom double storey annexe attached, two double garages and a private garden.

The ground floor comprises a spacious entrance hallway with a guest cloakroom. There is a sitting room with a large bay window, a dining room, a reception room and a study. The modern kitchen offers a range of fitted units, integrated appliances and a breakfast bar. Off the kitchen is a pantry, utility room, guest WC, two store cupboards and a door opening outside.













This property also boasts a three bedroom self contained annexe with a reception room, kitchen, bathroom and conservatory with French doors opening out to the garden.

Externally, this charming home offers a beautiful and private garden, laid to lawn, bordered by shrubs, flowerbeds and trees that provide the garden with a great level of privacy and a patio area to enjoy outside dining. To the front is a driveway providing off-street parking, two double garages and access to the rear garden.

### Location

Chalfont St Peter & Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and a good number of varied restaurants, hotels, public houses, an Everyman cinema 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, Oxford, Bicester and Birmingham.

### Additional Information

Tenure: Freehold

Local Authority: Chiltern & South Buckinghamshire

Council Tax Band: G Energy Efficiency Rating: E

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.



Approximate Gross Internal Area = 248.1 sq m / 2,671 sq ft  
 Annexe = 126.9 sq m / 1,366 sq ft  
 Garages = 57.5 sq m / 619 sq ft  
 Total = 432.5 sq m / 4,656 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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