



3 Rouse Court, Lower Road | | Gerrards Cross | SL9 0NJ

FINE & COUNTRY







# DESCRIPTION

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Set within an exclusive private close of just four homes—each still owned by the original purchasers since 1999—this distinguished residence presents a rare opportunity in one of Gerrards Cross's most desirable settings.

A spacious reception hallway leads to four versatile reception rooms, a cloakroom, and a well-appointed kitchen/breakfast room. The kitchen is extensively fitted with units and integrated appliances, with ample space for family dining. The sitting room enjoys dual-aspect views and an elegant inglenook-style brick fireplace, while the additional dining room, family room, and study provide further flexibility. A separate staircase leads to the integral double garage, offering parking for two cars, storage, or scope for a home gym.

Upstairs, there are five generous bedrooms. The principal suite features a walk-in wardrobe and a luxury en-suite bathroom. Bedroom two benefits from its own en-suite shower room, while bedrooms three and four share a Jack-and-Jill en suite. A family bathroom completes the accommodation.

Externally, the property provides private parking, access to the garage, and a beautifully landscaped rear garden with a large patio ideal for entertaining.

Gerrards Cross offers excellent amenities including Waitrose, Tesco, boutique shops, restaurants, hotels, public houses, and an Everyman cinema. West Common provides an idyllic green space for walking, cycling, and family activities, while sporting facilities include Gerrards Cross Golf Club, Squash Club, and Dukes Wood Sports Club. The area is also renowned for its outstanding educational provision, with several schools rated Outstanding by Ofsted, including Gerrards Cross CofE School and Chalfont St Peter Infant School—making this an exceptional choice for families.















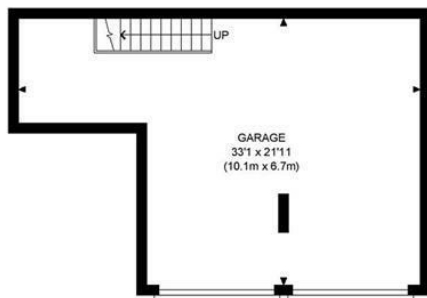
# KEY FEATURES

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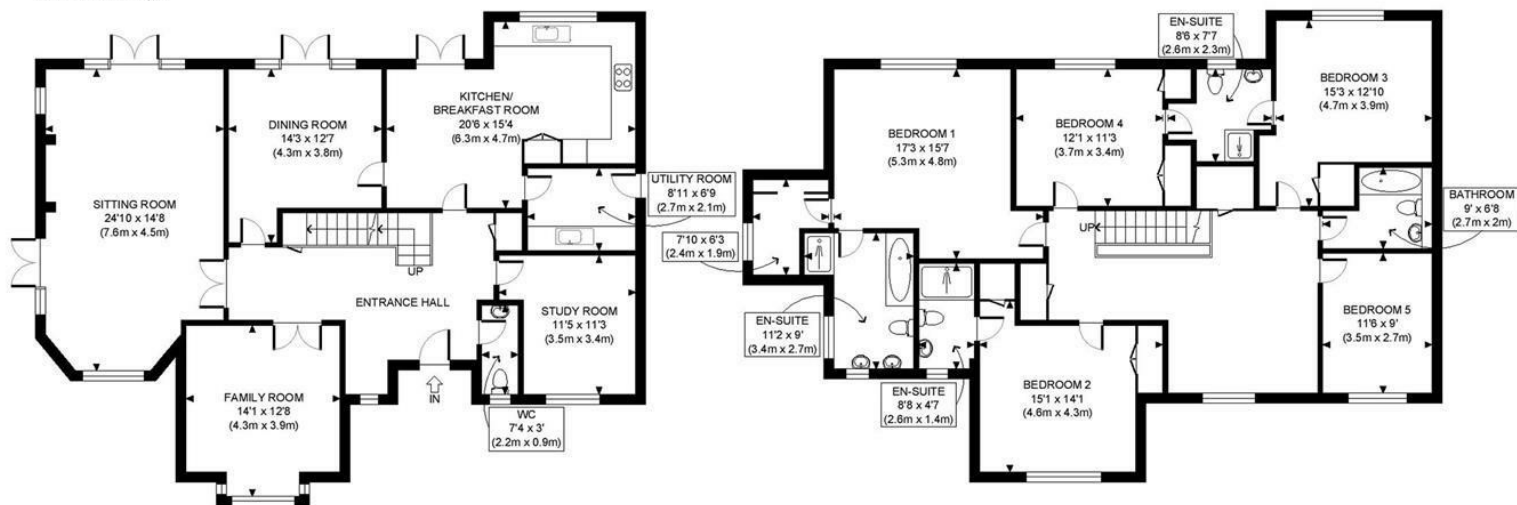
- Detached home on exclusive road
- 3515 Square Foot
- 5-Bedrooms
- 4-Bathrooms
- Integrated Garage for two cars plus storage
- Parking for numerous cars to the front
- Secluded mature garden
- Great Access to Central London by Car or Public Transport
- Close to 'Outstanding' rated schools
- Close to public transport and shops







LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 584 SQ.FT.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1386 SQ.FT.

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1476 SQ.FT.

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 3446 SQ.FT/ 320 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 2862 SQ.FT/ 266 SQM

## PROPERTY PHOTO PLANS.CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	80
EU Directive 2002/91/EC		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Trading as Fine & Country Harrow and Pinner. Registered in England and Wales. Company Reg No. Registered in England and Wales. Company Reg. No. 08328850 Registered office address: FCAL Limited, 121 Park Lane, Mayfair, W1K 7AG. Registered office Amberside, Wood Lane, HP2 4TP





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