



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.

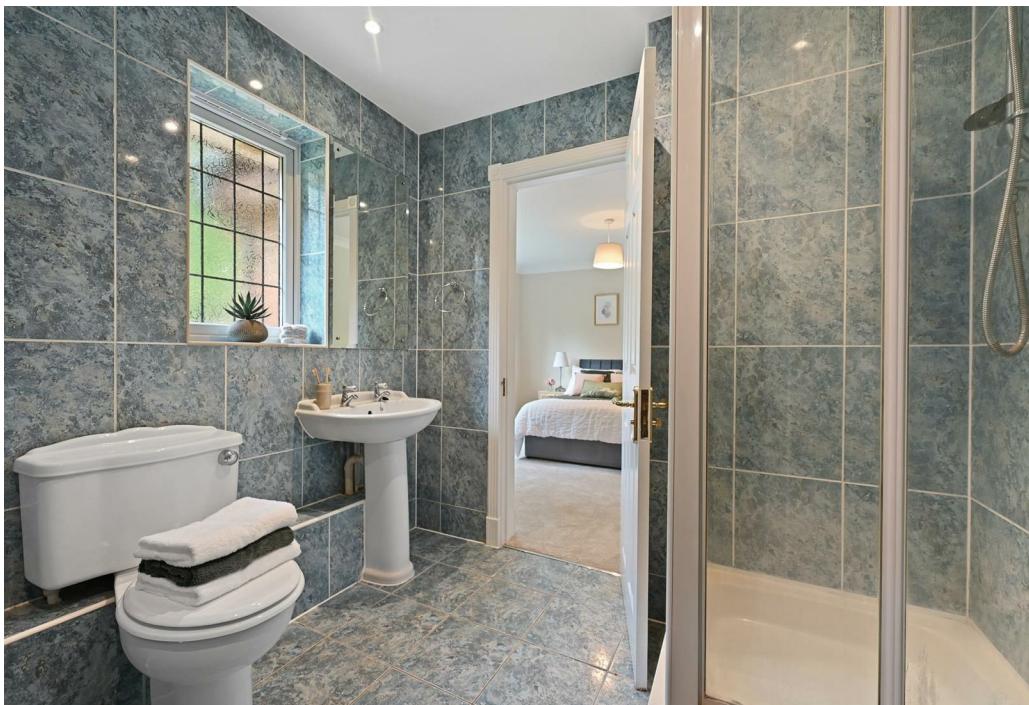
Externally, the property provides private parking, access to the garage, and a beautifully landscaped rear garden with a large patio ideal for entertaining.

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.







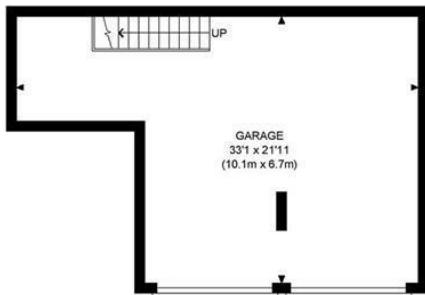


# KEY FEATURES

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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**   
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			
(82 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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