



CHATTERTON | REES



9 The Spinney, Gerrards Cross, SL9 7LS  
Guide price £2,250,000

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# 9 The Spinney

Gerrards Cross, SL9 7LS

Guide price £2,250,000

- Six Bedrooms
- Gated development
- 6 Bathrooms
- Annexxe
- Double Garage
- Large open Plan kictchen

A six-bedroom detached family home of approximately 4,500sqft, set over three floors in a private gated cul-de-sac in Gerrards Cross. The property also benefits from a self-contained annexe above the garage with its own entrance, ideal for guests, extended family, or home office use.

The ground floor comprises a reception hall with cloakroom, drawing room, dining room, study, and a kitchen/breakfast/family room fitted with quality appliances. Bi-fold doors open onto the south-facing garden, creating a seamless connection between indoor and outdoor living.

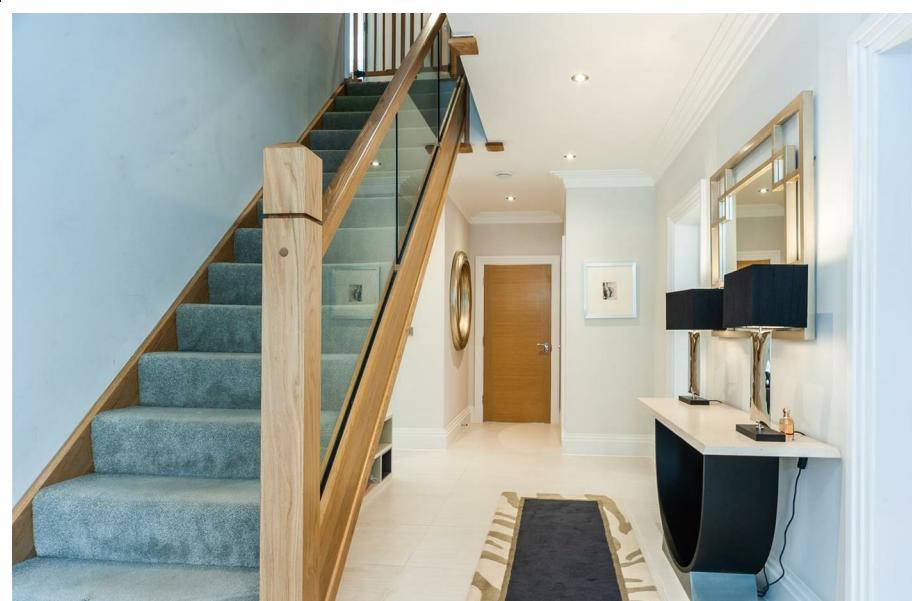
The first and second floors offer six well-proportioned bedrooms, including a principal suite with dressing area and en-suite. Additional bedrooms are served by en-suite or family bathrooms, providing comfortable space for family and guests.

Practical features include a utility room, double garage, and driveway parking. The property is ready to move into and offers excellent potential for family life and entertaining across its three floors.

#### Location & Amenities:

Situated in the highly regarded town of Gerrards Cross, the property benefits from fast rail links to London Marylebone (18–22 minutes) and easy access to the M40 and M25. Local amenities include shops, cafés, restaurants, an Everyman cinema, parks, and highly rated state and independent schools. This home combines a peaceful, private setting with excellent connectivity and lifestyle convenience.







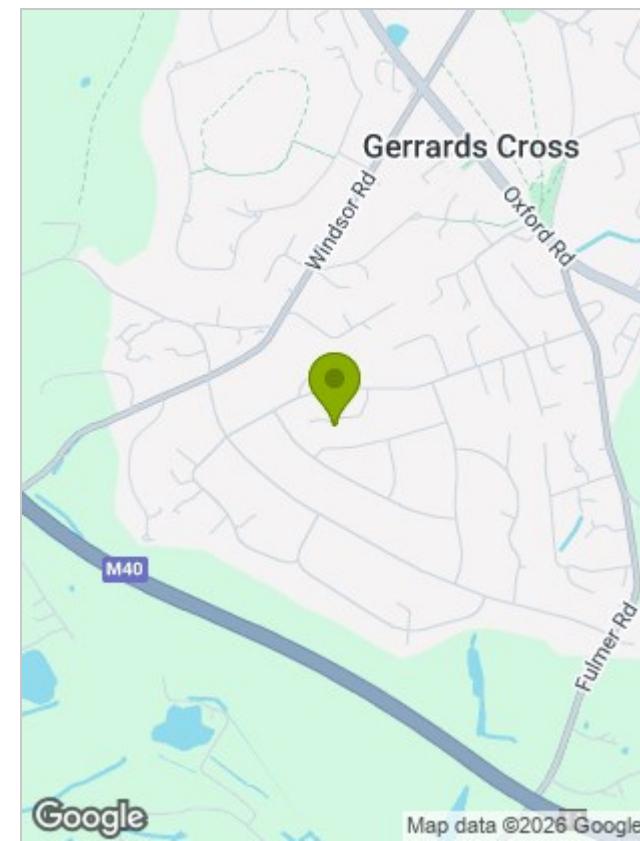
## Floor Plans



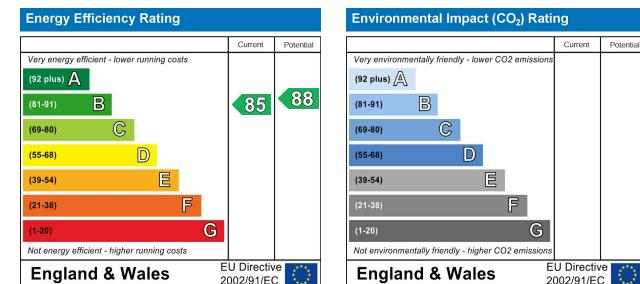
## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.