



**Howards Thicket, Gerrards Cross, SL9 7NX**  
**Guide Price £1,950,000**

**DBK**  
ESTATE AGENTS





Situated on a quiet, tree-lined road in one of Gerrards Cross's most desirable locations, this impressive six-bedroom detached home offers contemporary luxury and family comfort across approximately 4,832 sq ft.

Spanning three floors and finished to the highest specification, the property combines elegant interiors with practical features.

The welcoming hallway features polished porcelain floors, a dramatic staircase, and access to the ground floor's beautifully appointed living spaces. A formal reception room and a second lounge provide ample space for both entertaining and everyday living. A dedicated home office offers a calm workspace with bespoke fitted cabinetry.

The heart of the home is the sleek, open-plan kitchen, equipped with premium appliances, a Quooker boiling water tap, quartz worktops, and a striking central island. There is underfloor heating throughout the entire ground floor for maximum comfort. A formal dining room, utility room, guest WC, and internal access to the double garage complete this floor. The property also includes an integrated Beam central vacuum system.

The first floor features four generous bedrooms, including a luxurious principal suite with dressing area and stylish en-suite bathroom. The top floor offers two more bedrooms and a contemporary family bathroom, along with cleverly designed eaves storage.

The landscaped rear garden is perfect for outdoor living, with a large patio area and mature greenery ensuring privacy and tranquillity whilst the front garden offers ample parking for vehicles.

PL/22/0163/FA - Expired Planning was approved for first floor rear extensions.



## Key Features

- Prestigious six-bedroom detached home
- Approx. 4,832 sq ft of high-spec living space across three floors
- Underfloor heating throughout the entire ground floor
- Internal Beam vacuum system for easy, centralised cleaning
- Contemporary kitchen with quartz worktops, Quooker tap and Island
- Two large reception rooms and a formal dining area
- Principal suite with dressing area and luxury en-suite
- Bespoke home office with built-in cabinetry
- Landscaped rear garden with patio and mature trees and front garden offering ample parking
- Utility room, guest WC, and internal access to the double garage





# Howards Thicket, SL9

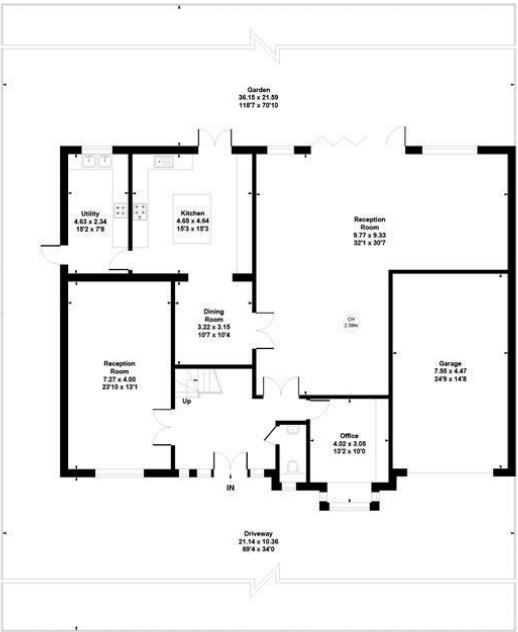
Approximate Gross Internal Area

448.92 sq m / 4832 sq ft

(Including Eaves Storage & Garage & Excluding Void)

Eaves Storage : 11.98 sq m / 129 sq ft

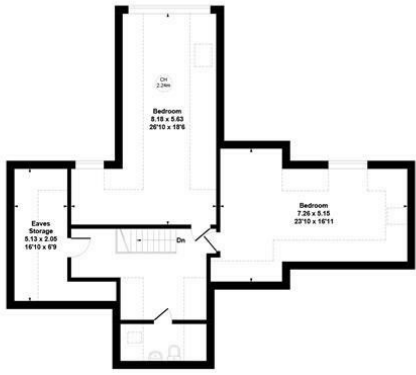
Garage : 33.74 sq m / 363 sq ft



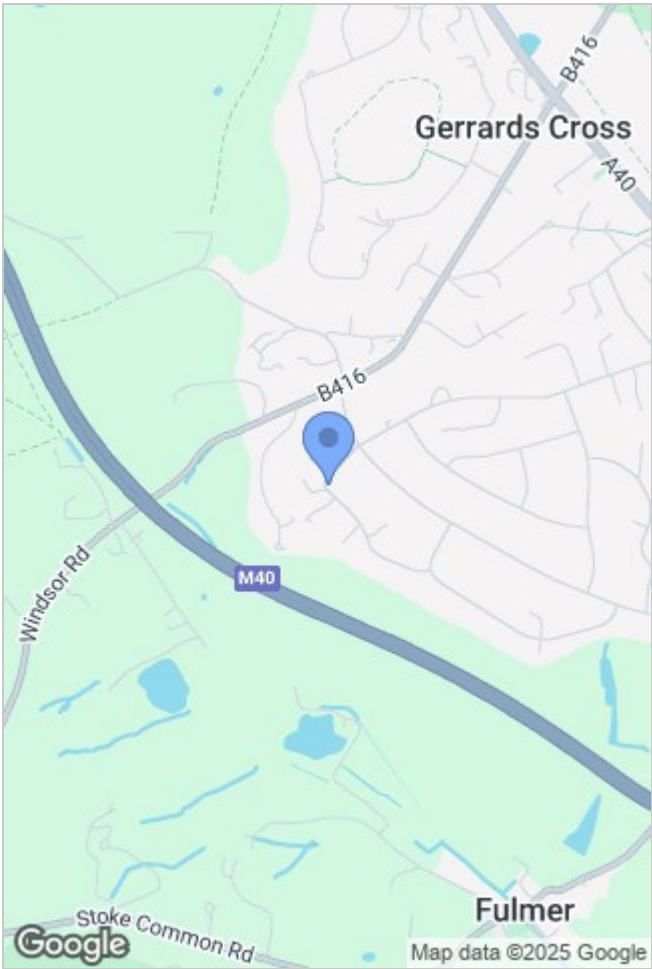
Ground Floor



First Floor



Second Floor



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		