



CHATTERTON | REES



## 9 The Spinney

, Gerrards Cross, SL9 7LS

Guide price £2,000,000



6



6



4



B

# 9 The Spinney



## Description

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.

- Six Bedrooms
- Gated development
- 6 Bathrooms
- Annexe
- Double Garage
- Large open Plan kitchen



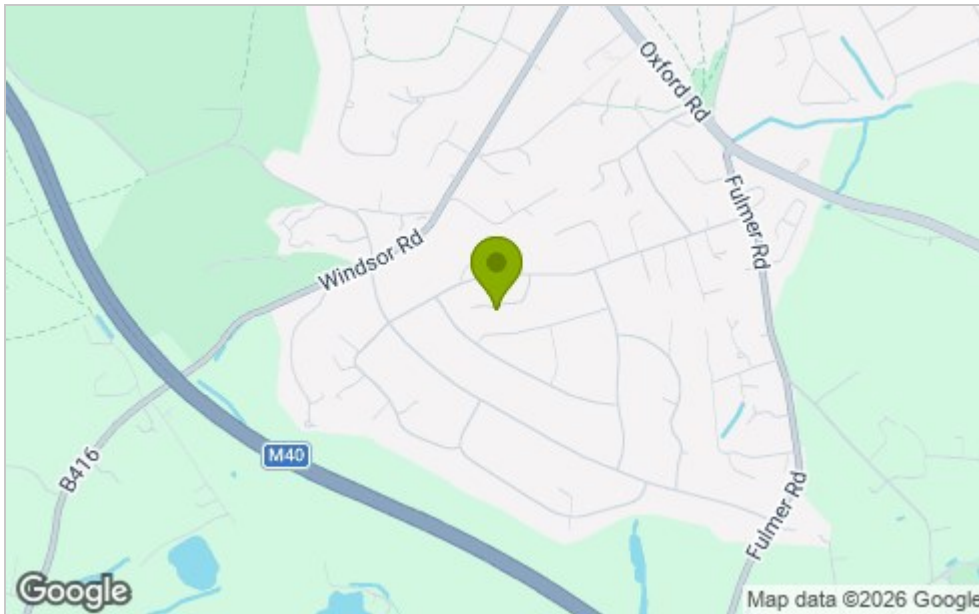


## Floor Plan

Approximate Gross Internal Area  
 Ground Floor = 146.0 sq m / 1,569 sq ft  
 First Floor = 138.0 sq m / 1,487 sq ft  
 Second Floor = 64.0 sq m / 691 sq ft  
 Garage Ground Floor = 44.0 sq m / 469 sq ft  
 Garage First Floor = 30.0 sq m / 318 sq ft  
 Total = 422.0 sq m / 4,534 sq ft



## Area Map



## Viewing

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

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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