



DARLING DOWNS

45 Camp Road, Gerrards Cross SL9 7PG



BARTRAMS

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Discreetly positioned behind electrically operated gates and mature landscaping, this exceptional Georgian-inspired detached residence enjoys a commanding corner plot of over half an acre on one of Gerrards Cross' most prestigious roads. Offering an outstanding level of privacy and seclusion, the property extends to almost 8,000 sq ft of beautifully designed accommodation, seamlessly blending classical elegance with refined contemporary interiors.

With its impressive proportions, self-contained annexe and meticulous attention to detail throughout, this is a remarkable family home that combines scale, sophistication and exclusivity in equal measure.

Summary of Accommodation

A magnificent entrance hall immediately sets the tone, centred around a striking split oak staircase rising to a spacious galleried landing above. Flooded with natural light, the interiors create an effortless sense of space and flow, where Georgian symmetry is complemented by crisp modern styling and exemplary craftsmanship throughout.

The ground floor offers a superb collection of elegant reception rooms together with an outstanding kitchen/breakfast room, opening naturally into a stunning orangery. Expansive bi-folding doors lead directly onto the terrace and landscaped rear gardens, creating a seamless connection between indoor and outdoor living.

A separate staircase provides access to a fully self-contained annexe comprising a sitting room, kitchen, bedroom and bathroom, together with its own private external entrance - ideal for guests, extended family, live-in staff or independent accommodation.

The first floor hosts four impressive bedroom suites, each benefiting from walk-in wardrobes, while the principal suite is further enhanced by a beautifully fitted dressing room. Two additional bedrooms are located on the second floor, one of which enjoys its own bathroom.

The property has been thoughtfully specified for modern family living, with gas-fired central heating providing underfloor heating across the ground floor and radiators to the upper levels. Traditional sash-style double glazed windows preserve the home's elegant architectural character, while a comprehensive integrated entertainment system, in-room speakers, CCTV, security entry phone and extensive television and telephone connectivity ensure exceptional comfort and convenience throughout.









Gardens and Grounds

The property is approached via electrically operated gates opening onto a sweeping cobbled driveway providing extensive parking and access to a double garage with gardener's WC. The beautifully secluded south-facing rear gardens are predominantly laid to lawn and framed by an impressive variety of mature trees, shrubs and flowering borders, while a dedicated children's play area further enhances the family appeal. In all, the plot extends to approximately 0.5 acres.

Location

Situated in the heart of South Buckinghamshire, Gerrards Cross is widely regarded as one of the region's premier commuter towns, surrounded by attractive countryside yet offering excellent connectivity. London Heathrow is approximately 30 minutes away, while the M25, M40 and A40 provide convenient access to Central London and the wider motorway network. Gerrards Cross mainline station offers fast services to London Marylebone in as little as 18 minutes.

The area is particularly renowned for its outstanding educational provision, including an excellent Church of England primary school and access to highly regarded Buckinghamshire grammar schools. A number of prestigious independent schools are also nearby, including Eton College, Harrow School, Caldicott, Maltman's Green, St Mary's and Thorpe House. The property is also conveniently positioned for school transport routes serving Godstowe and Wycombe Abbey.

For leisure and recreation, nearby Windsor offers excellent shopping and world-famous horse racing, with Ascot Racecourse also within easy reach. Polo facilities at Guards Polo Club, The Royal County of Berkshire Polo Club, Smith's Lawn and Coworth Park are all nearby, while golfers are exceptionally well served by prestigious courses at Gerrards Cross and Denham. For health and wellbeing, The Langley - approximately 15 minutes away - provides luxury spa facilities, indoor and outdoor swimming pools, and a fully equipped gym.

Council Tax Band: H

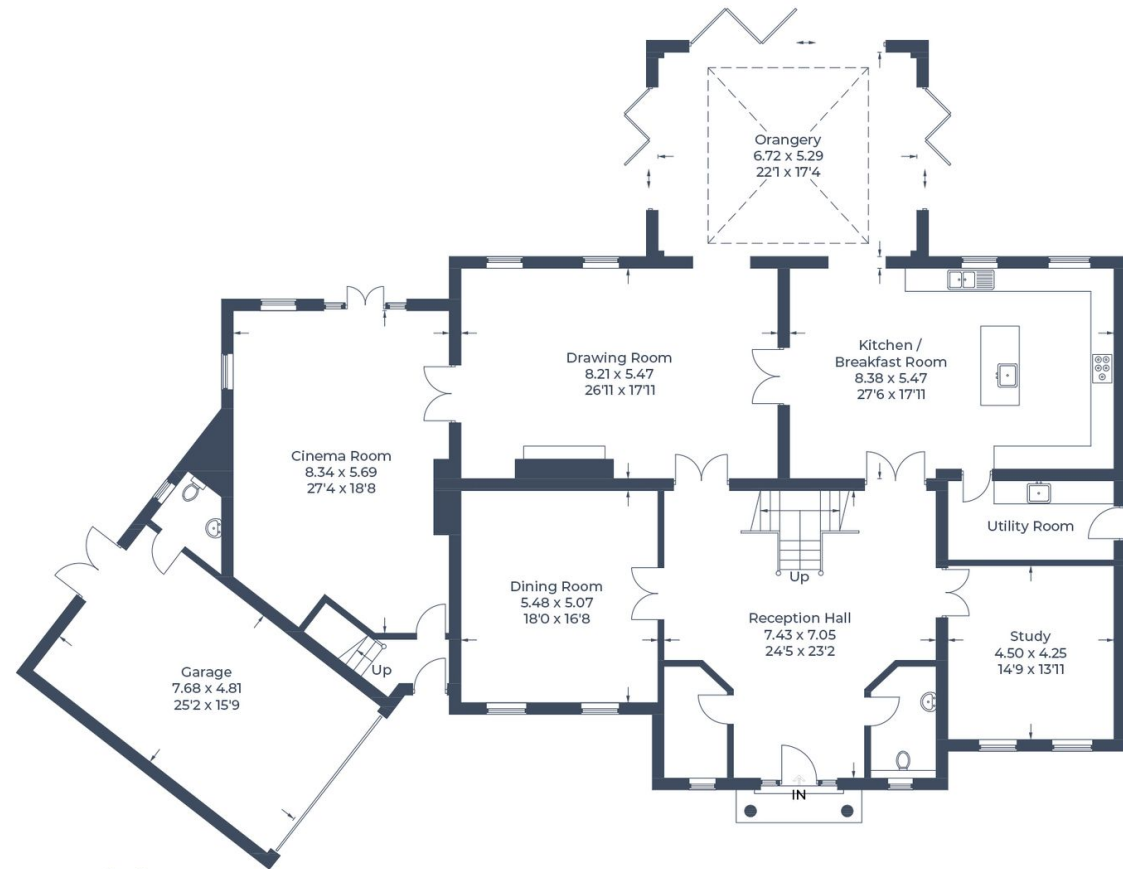
EPC Rating: C

Local Authority: Buckinghamshire Council

Directions: From the Ethorpe Hotel, proceed along Packhorse Road towards the A40 traffic lights. Continue straight over onto Windsor Road and take the first right into Camp Road. Follow the road as it curves to the left and the property will be found on the left-hand side.



Approximate Gross Internal Area
 Ground Floor = 300.1 sq m / 3,230 sq ft
 First Floor = 279.9 sq m / 3,013 sq ft
 Second Floor = 118.0 sq m / 1,270 sq ft
 Garage = 40.3 sq m / 434 sq ft
 Total = 738.3 sq m / 7,947 sq ft





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