

“Woodside” 90 Camp Road, Gerrards Cross, SL9 7PB

Basic Accommodation Comprises:-

A magnificent house in one of Buckinghamshire’s best regarded addresses

Reception hall ♦ Drawing room ♦ Music room/office ♦ Bedroom 6 with walk-in wardrobe and en-suite shower room.

Master bedroom with en-suite bathroom and dressing room ♦ 4 Further bedrooms (all with shower rooms)

Second floor games room

Double garage ♦ Gardeners cloakroom ♦ Landscaped gardens and grounds ♦ Attractive terracing ♦ Large ornamental pond ♦ Off-street parking for several vehicles

In all about 0.50 acres

- ♦ Woodside is a magnificent home of approximately 8000 sq. ft. which was constructed for the present owners to the very highest of standards and has been meticulously maintained since.
- ♦ The accommodation is arranged over four floors and of particular note are the wonderfully proportioned drawing room and dining room, extensive fitted kitchen/breakfast room and large family room and study.
- ♦ The first floor the master bedroom benefits from a large en-suite bathroom leading through to a generous dressing room. There are four further en-suite bedrooms to this floor.
- ♦ The top floor is an impressive games room, measuring approximately 58 x 24 ft with a kitchen area, this room provide the opportunity for a number of uses and is currently utilised as a games room and cinema room.
- ♦ All the principal rooms benefit from detailed coving and plaster work, panelled doors, the drawing room and family room have attractive fireplace.
- ♦ Outside, Woodside is approached across a tarmac driveway through electronically operated security gates. There is sufficient space to park several vehicles in addition to the large double garage.
- ♦ The gardens, which extend to the front, side and rear of the property, have been beautifully landscaped to provide to the front, lawned area rising to a large paved terrace with a wonderful ornamental pond with cascading water.
- ♦ To the rear, the gardens are principally lawned and terraced with attractive sitting area and a summerhouse.

Outline Specification

General	The property is built in accordance with all current British standards, building regulations and relevant NHBC requirement
External Walls	Are twin skinned, cavity insulated.
Floors	The ground, first and second floors are beam and block, insulated and screeded.
Roof	The roof structure is formed from attic trusses and is finished with machined roof tiles and accessories.
External Doors & Windows	The windows and external doors are timber from Mumford & Wood.
Fascias & Soffits.	Are timber and painted.
Rainwater Goods	Are PPC aluminium extrusions.
Internal Walls	Block-work to all areas except the second floor partitions
Insulation	The house is fully insulated, external walls, floors, roofs and acoustic insulation between first and second floors.
Staircase	Totally bespoke.

Internal Doors	All internal doors are 44mm thick fire rated and paint finished.
Security	<p><u>Alarm</u> – The house is fitted with an alarm system comprising motion and vibration detectors linked to a “REDCARE” security provider.</p> <p><u>Entry System</u> – An audio system from the front gate is connected to the house.</p> <p><u>Gates</u> - These have been fitted with underground motors connected to a control board which can be operated from inside the house. In addition there is a ground loop on the inside for automatic vehicle activation of the gates on exit, approx. 8 feet from the gate.</p> <p>In the event of a power failure there is a manual release key, fitted into the bottom hinge on each gate, which disconnects the motor and allows for manual operation of the gates.</p>
Kitchen & Utility Room	The kitchen and Utility Room are in a traditional style and include a range of fixtures and fittings.
Mechanical	<p>The house is provided with a low pressure hot water gas fired central heating system with under-floor heating to the Ground and First floors and radiator heating to the Second floor.</p> <p>The house installation comprises of boiler with circulation pump, low loss header, zone pumps, pre-insulated indirect unvented hot water cylinder, closed circuit sealed system with auto top-up, pipework, thermal insulation and automatic controls.</p> <p>The system is controlled by a three channel programmer and individual room thermostats. A remote frost stat. is installed to provide first stage protection by operating pumps and zone valves.</p> <p>Cold water rises from incoming mains and is connected to break tanks sited on the second floor (via a water softener). The kitchen and utility sink outlets, the outside taps are connected direct to the incoming mains.</p> <p>From the storage tanks, the softened water service is distributed by an inverter driven variable speed booster pump.</p> <p>The hot water service incorporates a secondary return which is served by a return pump.</p>
Electrical	<p>The house consists of various lighting, power and heating circuits within the house, all circuits are wired back to the Distribution Board.</p> <p>The External lighting and gate supplies are wired back to the plant room Distribution board and are controlled via sensors and switches. With the rear garden lights controlled via light switch in the utility room.</p> <p>Incoming services i.e. Electric, Water and Gas enter via garage and plant room.</p> <p>Lighting circuits are divided into numerous circuits and are controlled with conventional switching.</p> <p>Extractor Fans used are mainly the inline type with built in timers and have isolation switches located locally to fans.</p>
Fireplaces	The marble fireplaces were commissioned from a leading UK based sculptor.
Plaster Work	The house is finished with an extensive quantity of bespoke plaster profiles.
Front Doors	Are hand carved from North America.