

# LANDMARK

— GROUP —



1a Coombe Vale, Gerrards Cross, Buckinghamshire SL9 7LT



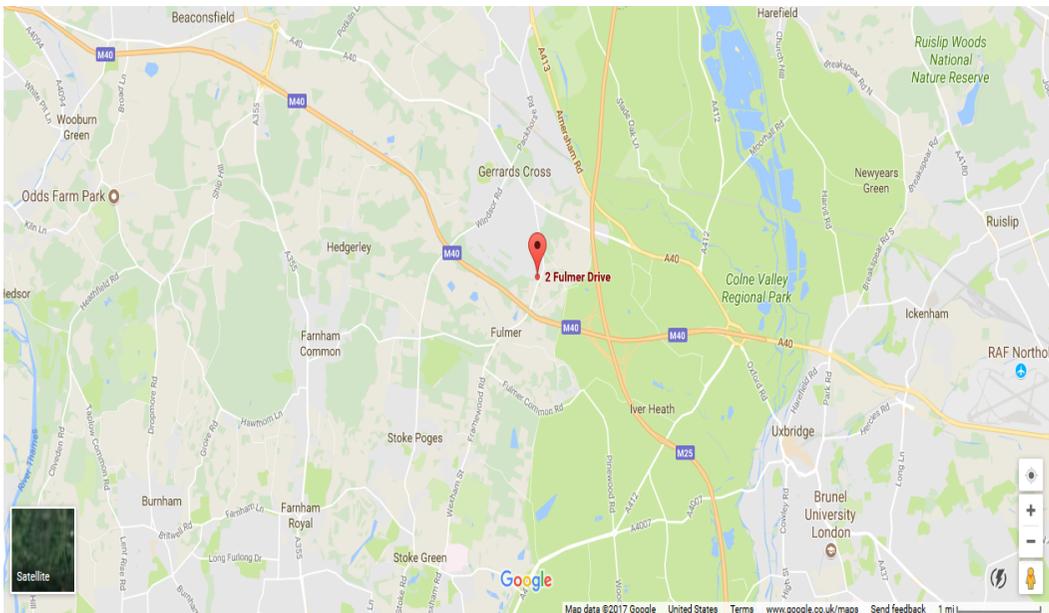
## Location

The home is located on Fulmer Drive, Gerrards Cross, Buckinghamshire. This locale is considered a highly desirable commuter town, due to it being within a 30-minute journey into Heathrow and a mere 18 minutes from London Marylebone via Chiltern Railways.

The town has an OFSTED rated “Outstanding” CoE primary school and is within catchment for several Buckinghamshire grammar schools. In addition, there are a range of private schools in the vicinity such as St Mary’s, Gayhurst, Maltman’s Green & Thorpe House. There is a lively high street with cafes, boutiques, supermarkets and over 20 restaurants in the area. Larger shopping centres can be found in Uxbridge (The Chimes), High Wycombe (Eden centre) & Watford (Harlequin).

In addition, the town is well served with the Gerrards Cross Sports Club, which offers tennis, cricket & hockey and Bull Lane Tennis Club. Golfers are well catered for by Gerrards Cross Golf Club, Denham Golf Club and Stoke Park Golf and Country Club.





Central London– 1.8 miles  
 Gerrards Cross– 1.8 miles  
 Beaconsfield- 6.0 miles



Heathrow Airport– 13.5miles  
 Gatwick Airport- 53.0 miles



Ascot– 15.0 miles  
 Windsor– 8.6 miles



Gerrards Cross Golf club– 4.6 miles  
 Buckinghamshire Golf Club– 4.2 miles  
 Gerrards Cross Sports Club– 1.0 miles  
 Legoland Windsor Resort– 10.5 miles



St.Mary’s School– 2.0 miles  
 Windsor Girls School– 9.2 miles  
 Beaconsfield High School– 7.5 miles  
 Thorpe House School– 2.3 miles



Beaconsfield train station-  
 London Marylebone- 25 minutes  
 Gerrards Cross train station-  
 London Marylebone- 18 minutes

## An eye for luxury

The mission for Landmark is to design a bespoke home with it's own unique character. Coombe Vale has been designed to deliver a combination of luxury, comfortable living as well as offering tremendous space for family entertainment. The area to the outside of the property has been beautifully landscaped to maximise the space.





# **Specification**

## **Exterior**

- The homes are traditionally constructed with brick and block insulated cavity walls, plain clay roof tiles, concrete ground and first floors with timber joisted second floors.
- External brick elevations are enhanced with reconstructed bath stone detailing and front entrance porticos.
- Soft and hard landscaping to front and rear areas.
- External lighting and water taps to front and rear.

## **Kitchen/Breakfast Area and Family Room**

- Bespoke fitted kitchen with pelmet lighting, designed by Extreme of Gerrards Cross.
- Granite breakfast bar/island, worktops and splash back.
- Fully integrated Siemens appliances to include –twin full height refrigerator, freezer, dishwasher and microwave, oven. Filter boiling tap.
- Stainless steel five/six ring gas hob with two single ovens and chimney extractor.

## **Utility Room/laundry room**

- Utility room comprising fully fitted furniture
- Free standing Siemens washing machine and tumble dryer.

## **Bathrooms/En-suites**

- Villeroy & Boch white bathroom suites and basins), toilet and bidet.
- Hansgrohe taps.
- Bathrooms fitted with individually designed vanity units and fitted furniture.
- Chrome ladder -style heated towel rails to all bathrooms and cloakrooms.

## **Additional Features**

- Recessed down lighters to all rooms.
- Polished chrome flush plate light switches and sockets.
- Sculptured coving to the ground floor.
- Built in wardrobes to all bedrooms.
- Data points- including BT and Sky+ connection points.
- Cat 6 cabling, wiring provided for home network system to allow later installation of audio and video systems/PC connections

## **Heating**

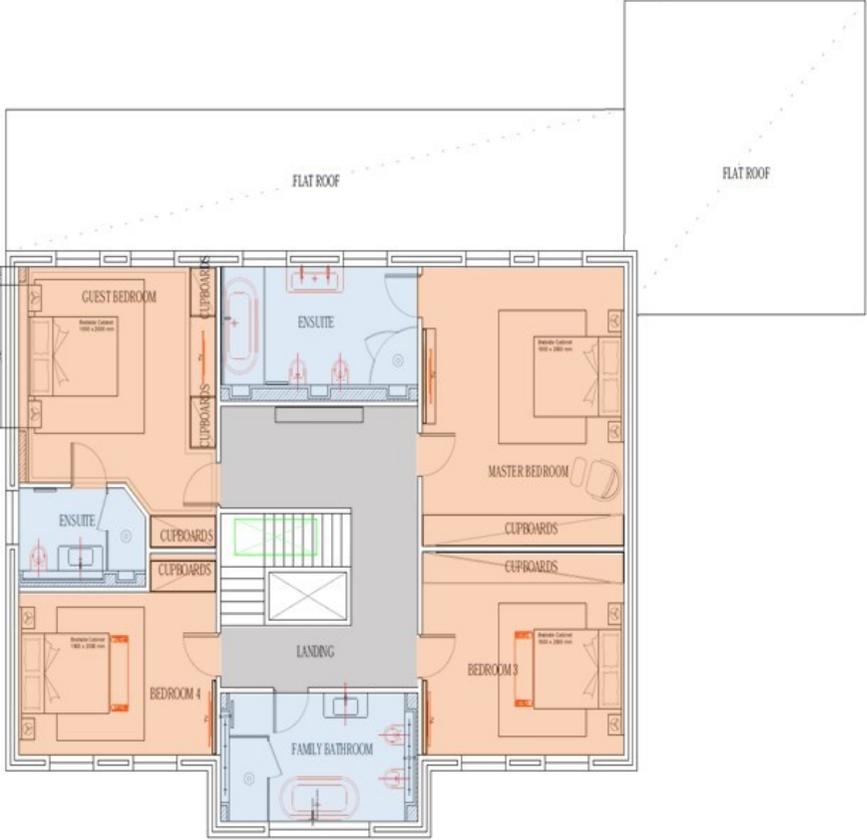
- Underfloor heating to all the ground floor and first floor including bathroom and en-suites (controlled by Crestron).  
Top floor heating supplied via thermostatic controlled radiators powered by gas fired energy efficient condensing boiler.
- ACV hot water cylinder.

## **Security and Peace of Mind**

- Quality front door with high specification ULTION security locks.
- High specification zoned alarm system with panic security button to hall and master bedroom with infrared detectors.
- Mains operated smoke detectors to all habitable rooms with battery back up.
- LED security lighting to front and rear with movement sensors.
- Automatic electric gates with video entry system.

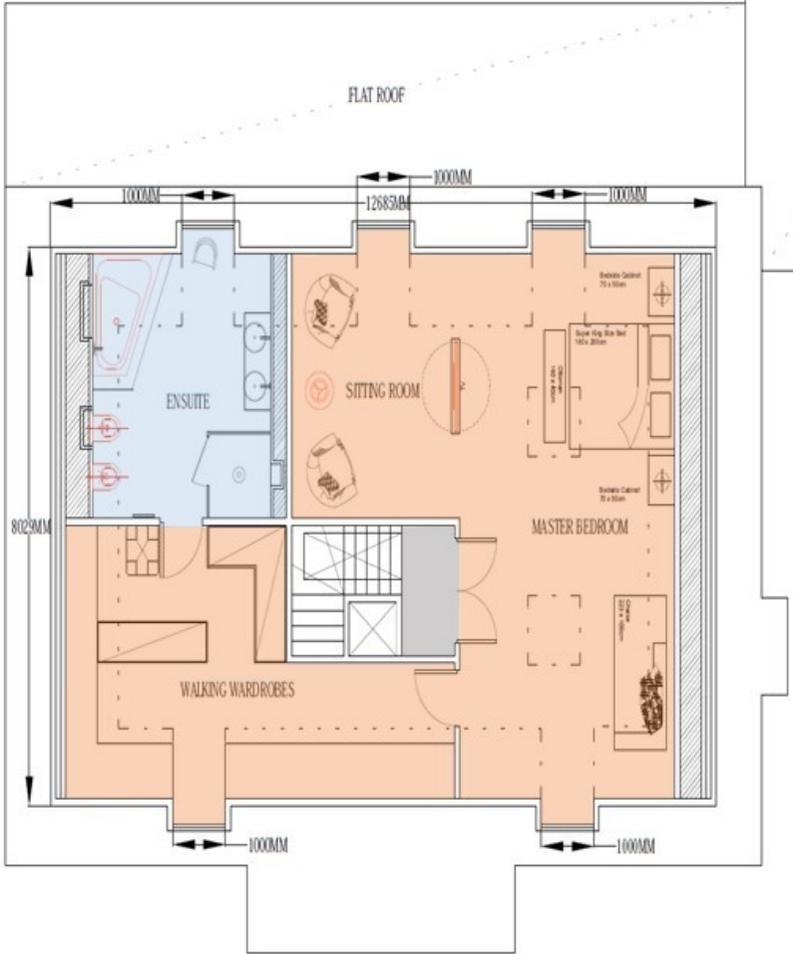
# Floor Plans

Total Area– 402.21sqm  
Ground Floor- 195.24 sqm – 2101.54 sqft  
First Floor– 131.89 sqm – 1419.65 sqft



# Floor Plans

Second Floor– 75.08 sqm– 808.5 sqft



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Landmark Group provides a 10 year warranty on  
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