

The image features a dark gray background with intricate black floral and scrollwork patterns in the corners. The top-left and bottom-right corners are filled with dense, detailed designs of leaves and scrolls. The top-right and bottom-left corners have more sparse, elegant scrollwork. In the center, the text 'FULMER PARK' is written in a white, serif font.

FULMER PARK

Fulmer Park is a collaboration between Maplecrest (the developer) and Eric Price (the landowner), whose early career included training at the Royal Gardens of both Windsor and Kew.

Eric's passion for Fulmer Park began when he acquired the site in 1970. The attraction was obvious from the start. A natural and secluded site with a small lake and a stunning variety of mature trees, including oak trees now up to 350 years old.

Over a period of 40 years, the site was enhanced with the eventual creation of a formal plant park. Now retired, Eric is overseeing the next chapter in the site's history – the creation of a beautiful home in this special setting – Fulmer Park.



FULMER PARK

Welcome to Fulmer Park, a sumptuously appointed country mansion.

Set within 4.25 acres of truly magnificent grounds featuring specimen trees and a small lake, Fulmer Park is full of wonderment and adventure and is just waiting to be explored.

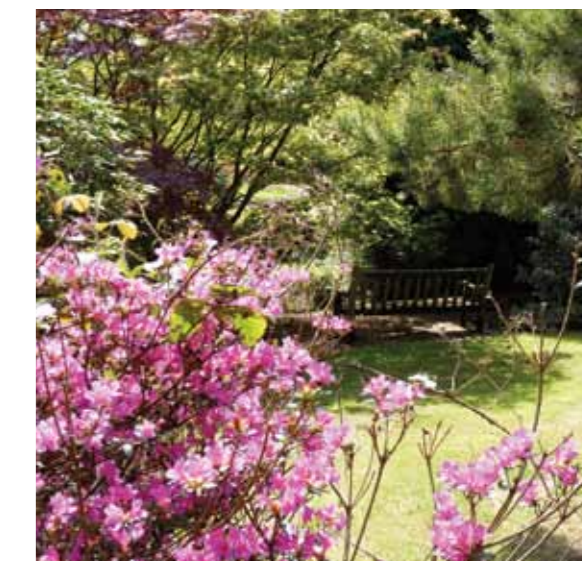
With a gross external area of 11,635 square feet, the house offers truly stunning accommodation finished to the highest level to create the ultimate living experience.

The lower ground floor features an indoor pool complex opening directly onto gardens and an extensive south-west facing terrace.

From the ground floor, accessed through bi-fold doors from the kitchen/breakfast/family area, you will find an additional 750 square feet of elevated outside entertaining area with stunning views over the grounds. There is also 1350 square feet of underground garaging and a self contained staff flat with direct access to the main house, which can be closed off as it benefits from a private entrance to the rear of the property.

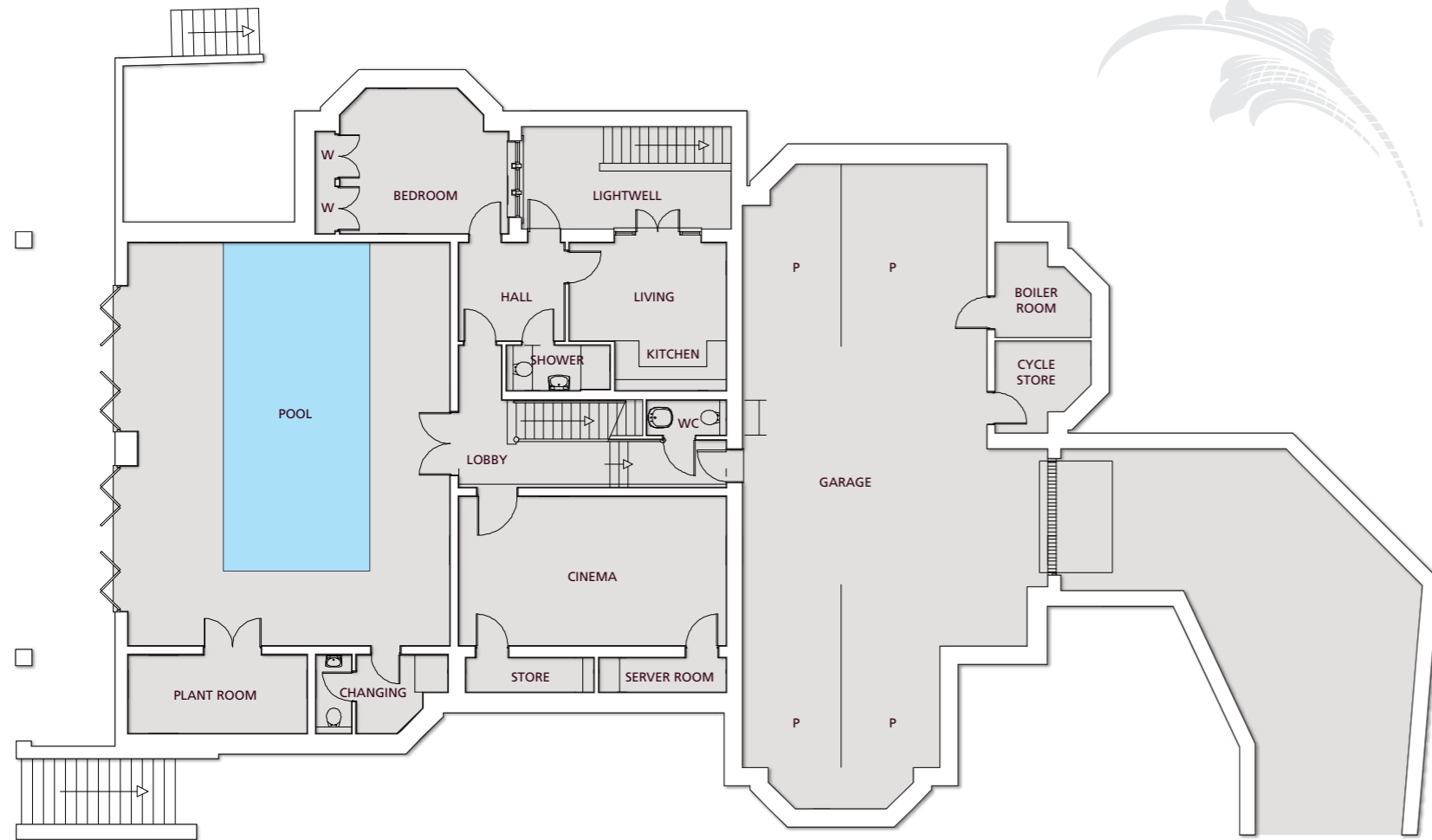
“All journeys have secret destinations of which the traveler is unaware.”

Martin Buber



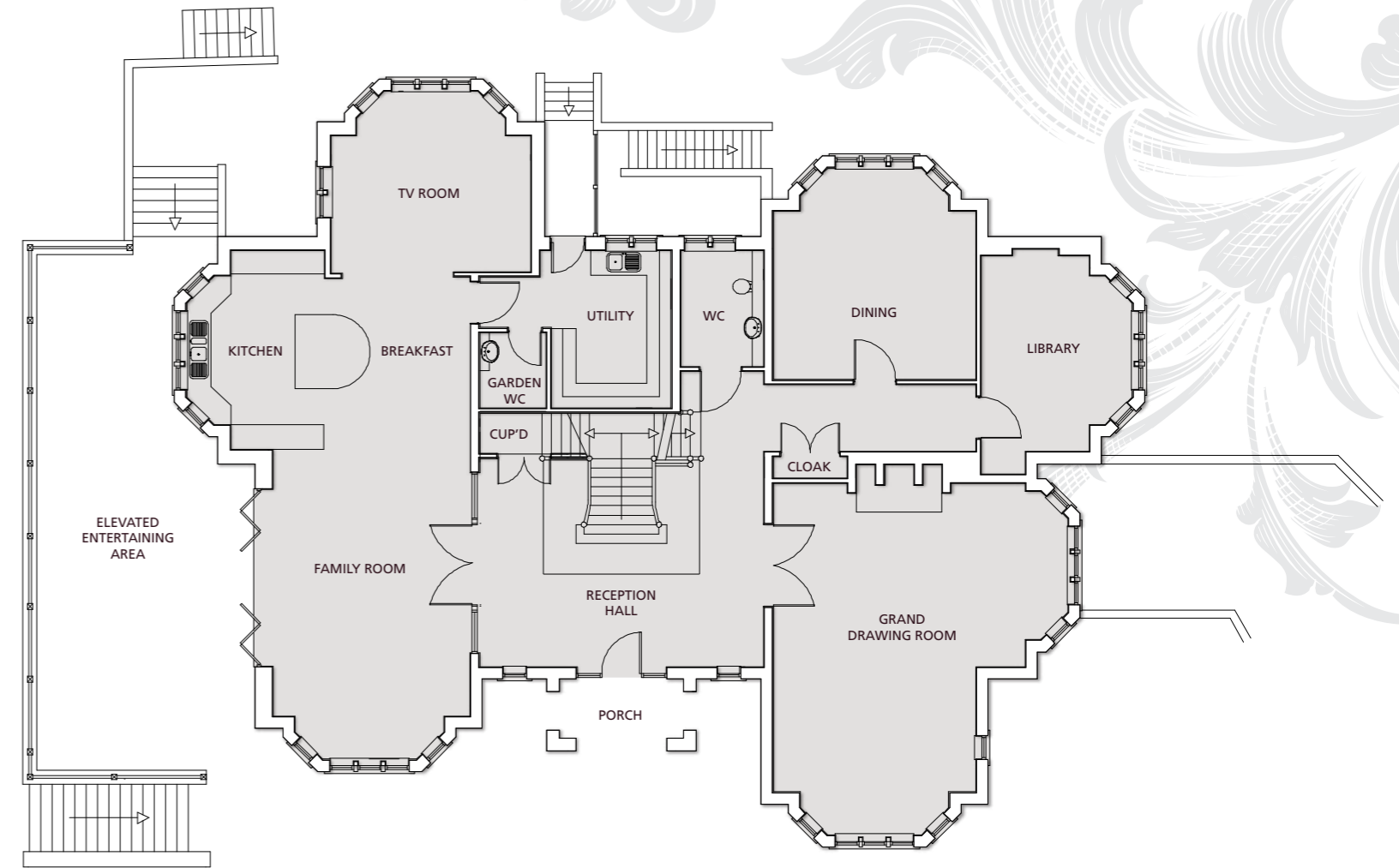
maplecrest

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LOWER GROUND FLOOR

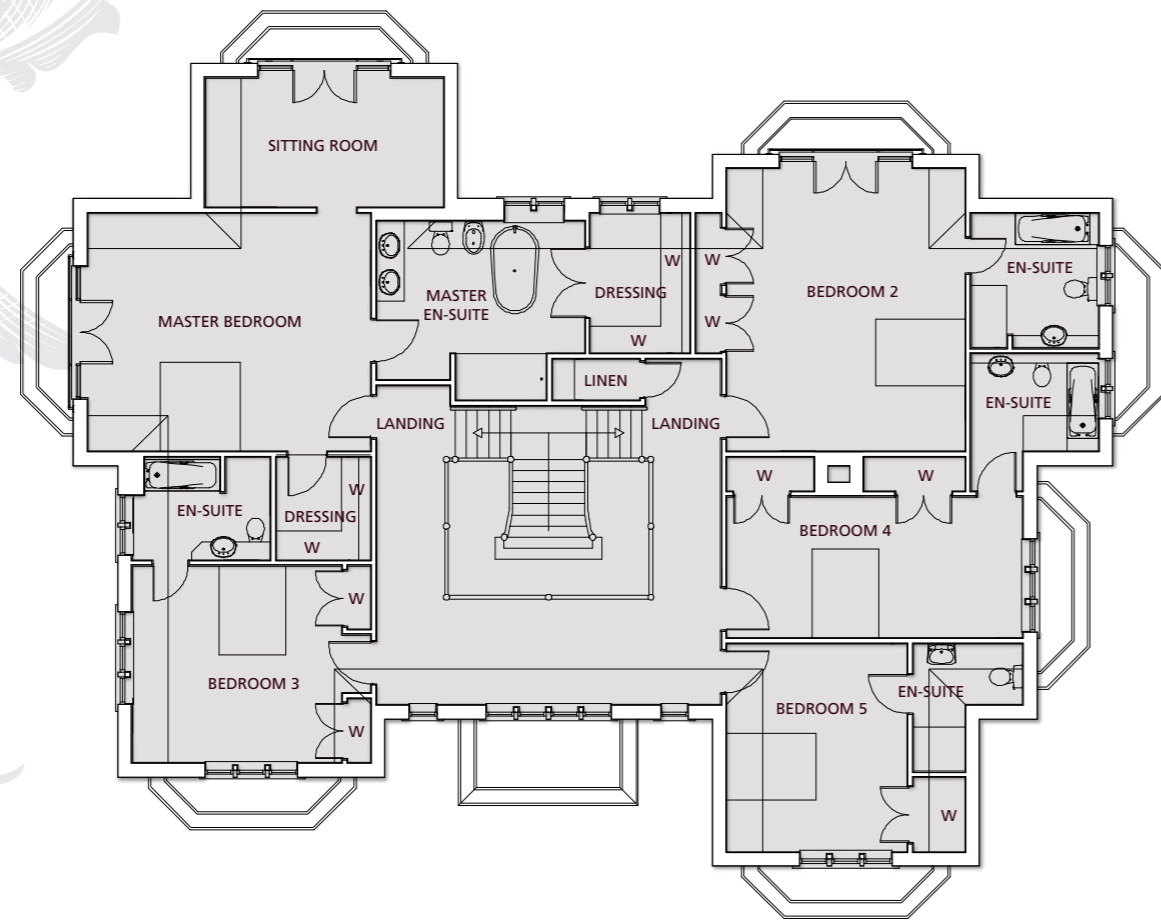
GARAGE	8350mm X 17624mm max	27' 5" X 55' 10" max
POOL ROOM	8771mm X 11005mm	29' 9" X 36' 1"
CINEMA	7307mm X 4075mm	24' 0" X 13' 4"
LOBBY	7307mm X 3865mm max	24' 0" X 12' 8" max
LIVING / KITCHEN	4286mm X 4040mm max	14' 1" X 13' 3" max
BEDROOM	4597mm X 3961mm	15' 1" X 13' 0"
HALL	2881mm X 2670mm	9' 5" X 8' 9"
SHOWER	2834mm X 1230mm	9' 4" X 4' 0"
PLANT ROOM	4876mm X 2147mm	16' 0" X 7' 1"
CHANGING	3600mm X 2147mm	11' 10" X 7' 1"
SERVER ROOM	3484mm X 925mm	11' 5" X 3' 0"
STORE	3484mm X 925mm	11' 5" X 3' 0"
BOILER ROOM	2622mm X 2605mm	8' 7" X 8' 7"
CYCLE STORAGE	2622mm X 2520mm	8' 7" X 8' 3"
WC	2169mm X 960mm	7' 1" X 3' 2"



GROUND FLOOR

RECEPTION HALL	7507mm X 7805mm max	24' 8" X 25' 7" max
GRAND DRAWING ROOM	7787mm X 9292mm max	25' 7" X 30' 6" max
FAMILY	5200mm X 8187mm max	17' 1" X 26' 10" max
KITCHEN / BREAKFAST	7487mm X 4521mm max	24' 7" X 14' 10" max
DINING	5350mm X 5587mm max	17' 7" X 18' 4" max
TV ROOM	5270mm X 4815mm max	17' 3" X 15' 10" max
UTILITY	5062mm X 4155mm max	16' 7" X 13' 8" max
LIBRARY	3997mm X 5940mm max	13' 1" X 19' 6" max
WC	1760mm X 1980mm	5' 9" X 6' 6"
CUPBOARD	2324mm X 1060mm	7' 8" X 3' 6"
GARDEN WC	1760mm X 1980mm	5' 9" X 6' 6"
CLOAK	1945mm X 565mm	6' 5" X 1' 10"





FIRST FLOOR

MASTER BEDROOM	6350mm X 5350mm	20' 10" X 17' 7"
MASTER EN-SUITE	4670mm X 4115mm max	15' 4" X 13' 2" max
MASTER DRESS 1	2228mm X 3145mm	7' 4" X 10' 4"
MASTER DRESS 2	2110mm X 2300mm	6' 11" X 7' 7"
MASTER SITTING ROOM	5350mm X 2899mm	17' 7" X 9' 6"
BEDROOM 2	5350mm X 6350mm	17' 7" X 20' 10"
BEDROOM 2 EN-SUITE	2860mm X 3025mm	9' 5" X 9' 11"
BEDROOM 3	4705mm X 4420mm	15' 5" X 14' 6"
BEDROOM 3 EN-SUITE	3100mm X 2300mm	10' 2" X 7' 7"
BEDROOM 4	6650mm X 3164mm	21' 10" X 10' 5"
BEDROOM 4 EN-SUITE	2860mm X 3075mm max	9' 5" X 10' 1" max
BEDROOM 5	4050mm X 4666mm	13' 3" X 15' 4"
BEDROOM 5 EN-SUITE	2460mm X 2866mm max	8' 1" X 9' 5"
LANDING	7737mm X 7160mm max	25' 5" X 23' 6" max
LINEN CUPBOARD	1959mm X 910mm	6' 5" X 3' 0"

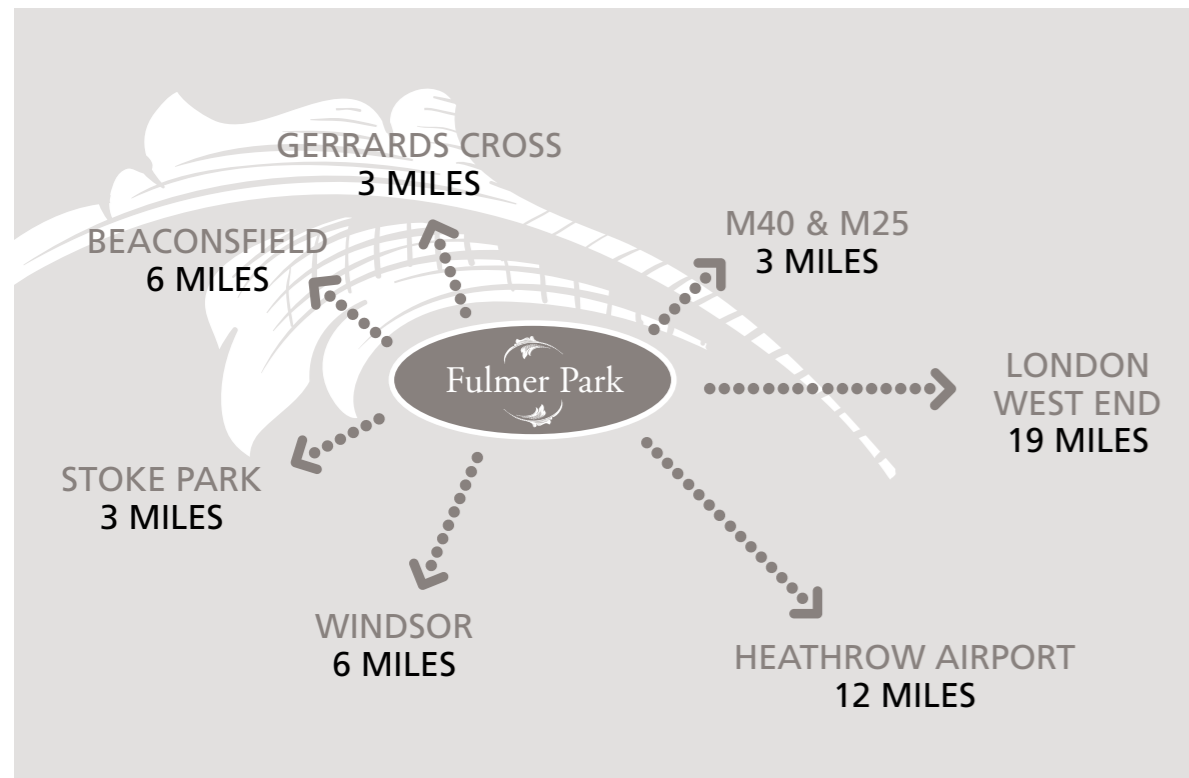
SPECIFICATION

Meticulous attention to detail

At Maplecrest we strive to create the ultimate home by allowing our properties to evolve during design and construction, embracing changes at all stages in order to fulfil our desire to offer unquestionable design and quality. Our bespoke homes push the boundaries to create the ultimate living experience.

- **Swimming pool** by Tanby Pools with counter current swim, heating ventilation and de-humidification system. Electric pool cover for safety and heat efficiency, with full width bi-folding doors opening directly onto the garden.
- Magnificent **750 square foot elevated outside entertaining space** with spectacular views over the grounds.
- State of the art **Italian kitchen** designed and installed by **Mark Darville**:
 - High quality bespoke kitchen created in Italian high gloss white lacquer cabinets with ebony highlights
 - Unique kitchen dining table with glass cubes and internal lighting
 - Tailored Italian quartz work surfaces with under mounted sinks
 - Sub Zero fridge freezer
 - Rise and fall island extractor fan
 - Quooker boiling water tap
 - Miele appliances;
 - Miele fully integrated dishwashers
 - Miele Pyro clean ovens
 - Miele wide format induction hob
 - Miele steam oven
 - Miele microwave oven
 - Miele Nespresso coffee machine
- Large spacious **utility room** fitted out in high quality Italian gloss white cabinets and incorporating Miele washing machine and tumble dryer
- All **bathrooms**, fittings and tiles designed and supplied by **Porcelanosa**
- **Master dressing room** is individually designed with fully fitted bespoke dressing room cabinetry crafted from leather feel door panels set into white satin lacquer frames sliding across walnut coloured interiors
- Bespoke **high definition cinema** incorporating projector, 8ft screen with surround speaker system for the ultimate home entertainment
- Complete home **Sonos Music System** with worldwide radio, hand held wireless control pods and Russound speakers for principle rooms plus external speakers to the elevated entertaining terrace
- **HELVAR-programmable lighting system** to master suite, hall, stairs and landing, kitchen and cinema. System can be expanded to include fire alarm, security, holiday mode, audio visual, etc.
- **Eco cost-saving heating and hot water system** including NIBE air source heat pumps and L&K underfloor heating, designed in Sweden for Nordic climate conditions
- **Security system** includes video entry phone and SSAIB approved intruder alarm system as well as complete external security/garden lighting and cabling for CCTV
- **Centravac** built-in vacuuming system
- **CAT 6 wiring** throughout and wiring for plasma/LCD TVs to all principle rooms and bedrooms
- **Underfloor heating** throughout
- Extensive use of 800 x 800 **natural stone flooring**, wide paneled natural oak and carpeting to all bedrooms and cinema
- Pumped **watering system** to the grounds





LOCATION

Fulmer Park is located on the outskirts of Fulmer Village, in close proximity to the centre of Gerrards Cross. For the commuter, Gerrards Cross offers a main line station into London Marylebone in 20-25 minutes, whilst Amersham and Little Chalfont offer a Metropolitan Line service into Baker Street. Access to the M25, M40, M4, M1 and A40 are all within a 10 mile radius providing access to Heathrow, Gatwick, Luton and Stansted airports.

Directions

From the centre of Gerrards Cross, proceed in a southerly direction to the traffic lights at the junction with the A40 and turn left. Take the third turning right into Fulmer Road and proceed through the village of Fulmer. At the brow of the hill, turn left into Fulmer Common Road and continue for approximately one mile, turning left into Cherry Tree Lane. Fulmer Park is on the left hand side.

Postcode for Sat Nav: SL3 6JE



DISCLAIMER: These particulars are for illustration only. Due to Maplecree's policy of continual improvement, we reserve the right to vary the specification and make changes to individual features as the site develops. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made on the Property Mis-Descriptions Act 1991. Nor do they constitute a contract, or part of a contract or warranty. All interior pictures are indicative of the lifestyle at Fulmer Park and are not of the actual property.

The images of the grounds have been taken throughout the year as the development progresses. Interior images shown are of previous Maplecree homes.



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“A man travels the world in search of what he needs and returns home to find it.”

George Moore





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