



# 100

CAMP ROAD

**893** sq m / **9612** sq ft

Approximate gross internal area (including garage)

**.68** Acre (approx.)

Lanscaped gardens

# 100 CAMP ROAD

Along a gentle bend in the pristine tree-lined private road, an intriguing new development is taking shape at Gerrards Cross' most sought after address.

100 Camp Road is raising the threshold of expectations of even the most discerning buyers in South Buckinghamshire and the London commuter belt.

Under the watchful eye of Italian architects and craftsmen, this stately family home features contemporary Italian finishes uniquely blended with a sensitivity to the British lifestyle.







# GERRARDS CROSS – CAMP ROAD

Gerrards Cross has long reigned as a premier residential address for those successful Londoners wishing to maintain a convenient commuting distance to the city, whilst enjoying the benefits of country living.

Surrounded by the rolling Chiltern countryside, a short 20 minute train ride places you in the bustling Marylebone Station.

Camp Road is a private and secure enclave of substantial family homes, encircling Bulstrode Camp, a 26 acre Roman hill-fort from the Iron Age.









# DRAWING ROOM

The well-proportioned formal drawing room provides a large reception space for friends and family, flowing directly onto the terrace and back garden.

Double doors flank either side of the feature fireplace, and the room also connects to a perfectly appointed library.





KITCHEN



Extending to an expansive 80m<sup>2</sup>, the open plan kitchen and family room create an elegant space for cooking, relaxing and entertaining.

With large doors opening directly onto the terrace, the seamless transition between the interior and exterior maximises a sense of light and space, with views onto the private, landscaped garden.



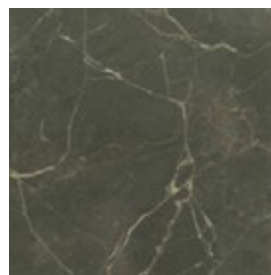


#### SPECIFICATIONS:

- Poliform Varena kitchen cabinetry in the Alea model, colour 89 Roccia



89 ROCCIA



STONE BROWN

- Solid marble worktops and backsplash in Stone Brown
- Gourmet Miele appliances
- Stainless steel sink and taps
- Feature LED lighting
- Timber flooring

# MASTER BEDROOM SUITE





With views over the rolling green hills of Bulstrode Park to the front and the luscious private garden to the rear, the master suite offers a peaceful retreat of perfectly thought out spaces such as the separate sitting room, spacious bedroom and elegant Poliform Senzafine walk-in dressing room.



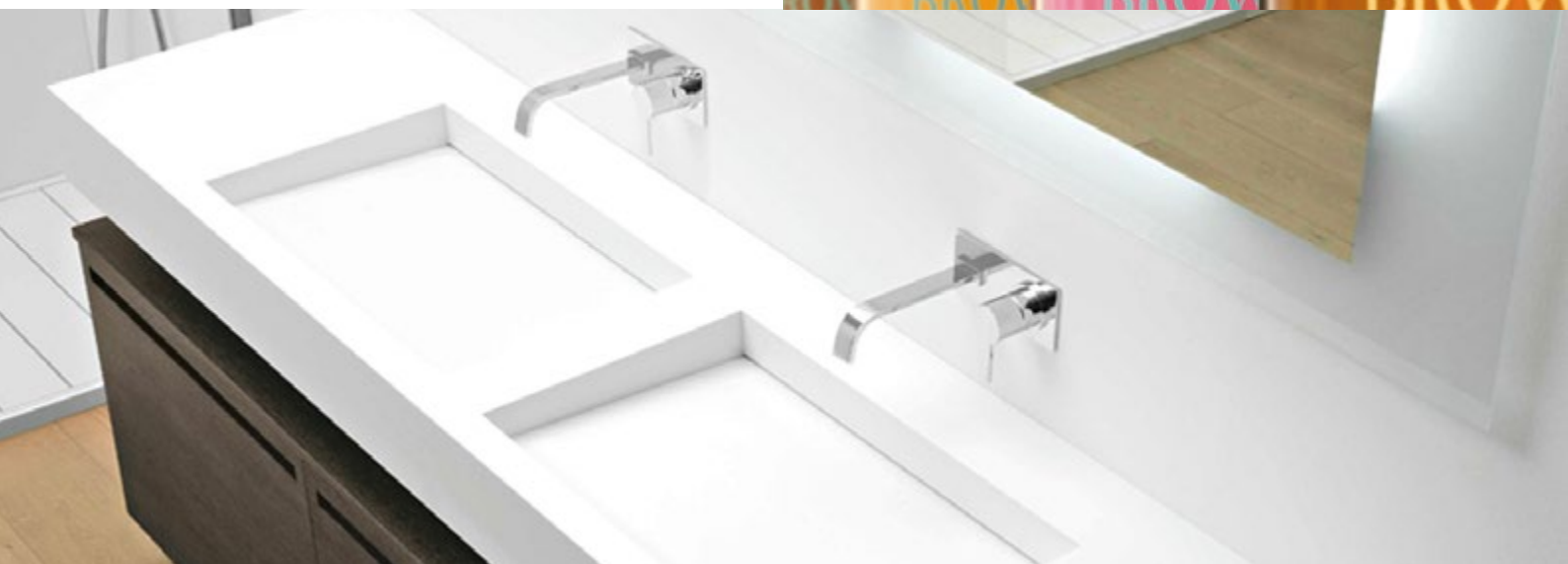








# MASTER BATHROOM



The master bathroom exudes the relaxing  
ambience and sleek sophistication  
of a personal spa.

Whether soaking in the large bath or  
showering in the marble walk-in shower,  
every detail has been carefully planned  
to maximise the experience.



**SPECIFICATIONS:**

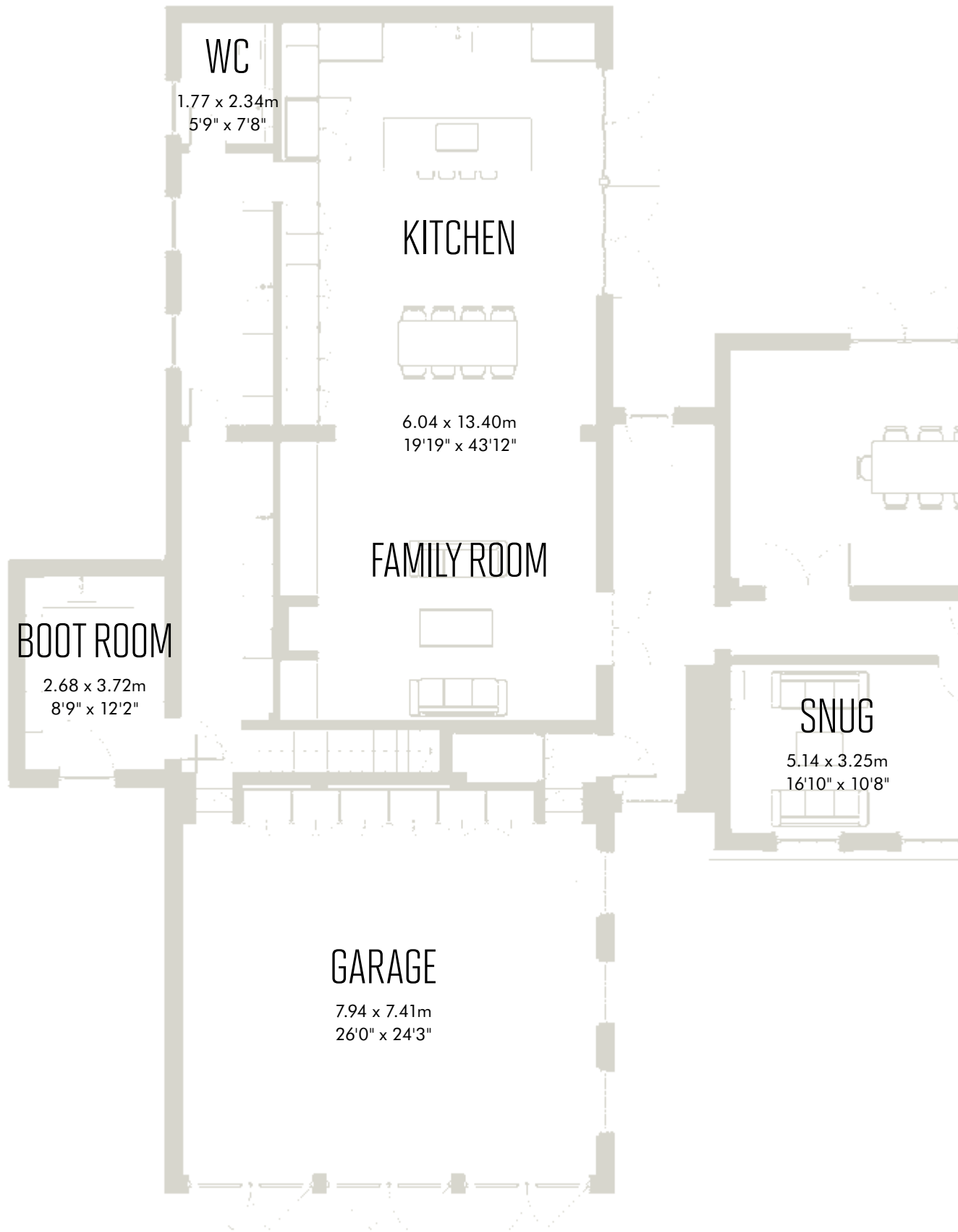
- Antoniolupi sanitaryware
- Solid marble flooring and wall tiling in Mystery White
- Underfloor heating
- LED feature lighting



# LIFESTYLE PERSONALISATION (GYM/CINEMA)

100 Camp Road boasts an impressive 9,600+ sq ft internal area which includes up to 9 bedrooms; affording the homeowner the flexibility to adapt some of these rooms to their own personalised specification such as a home cinema, gym or hobby room.

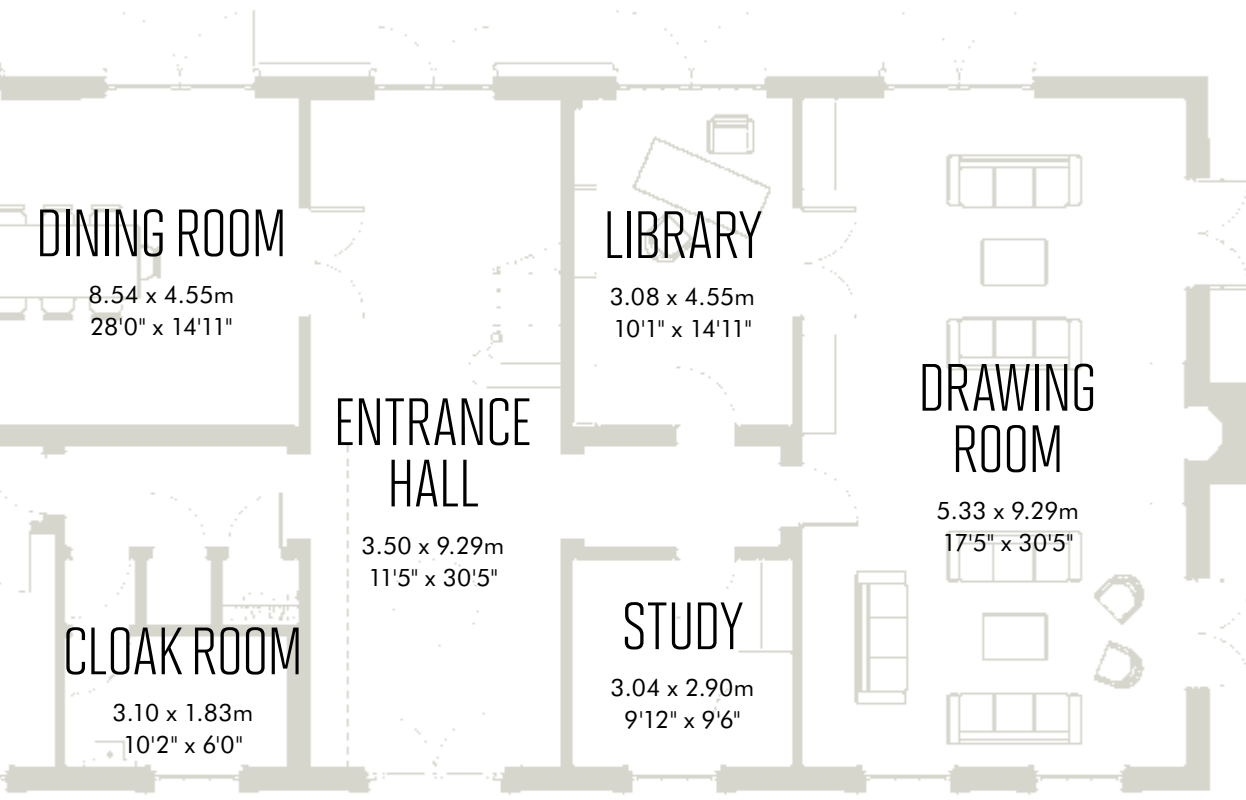


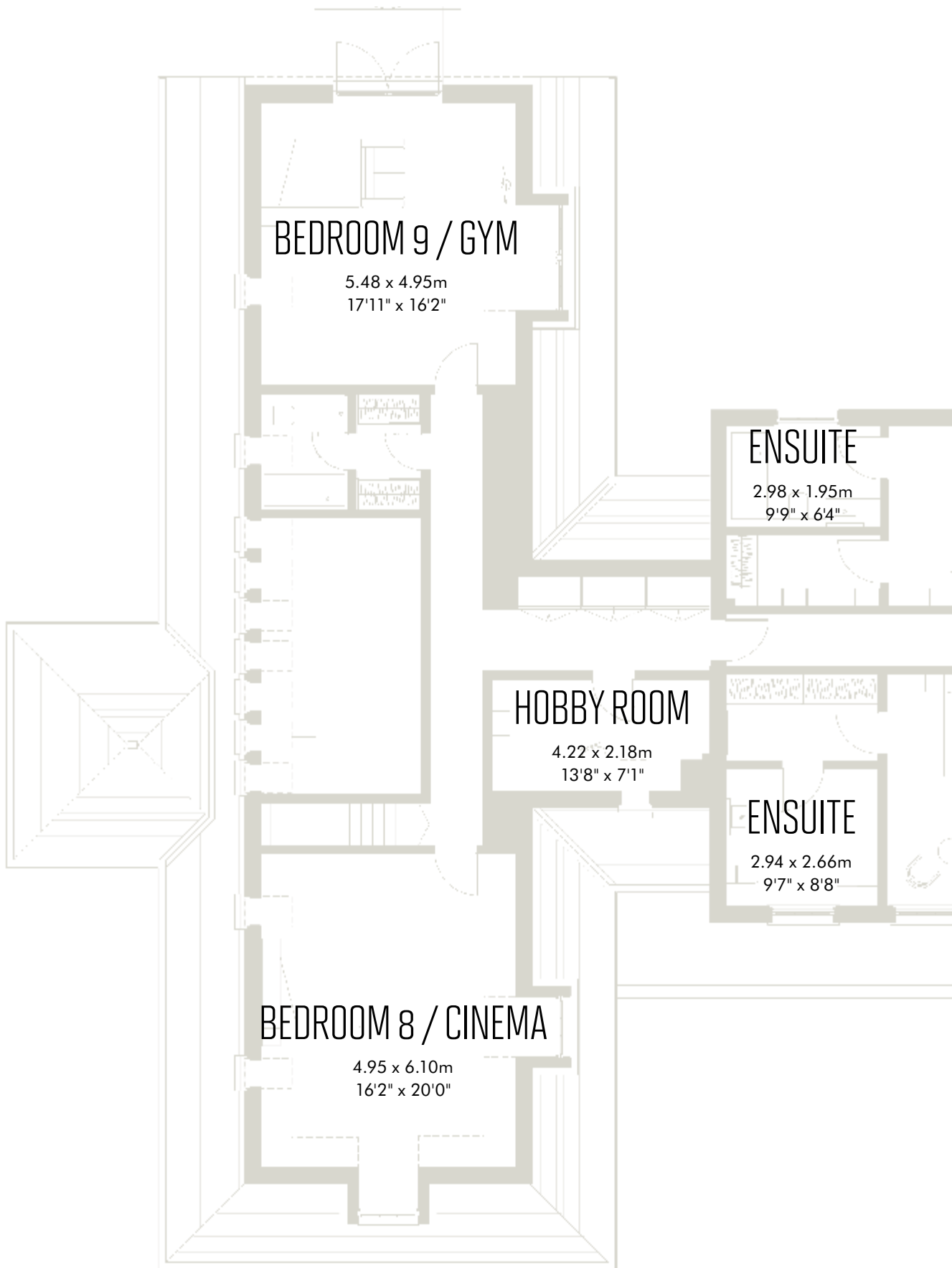


Please note: all floor plans have been included for illustration purposes only and are not drawn to scale. All measurements are approximate.



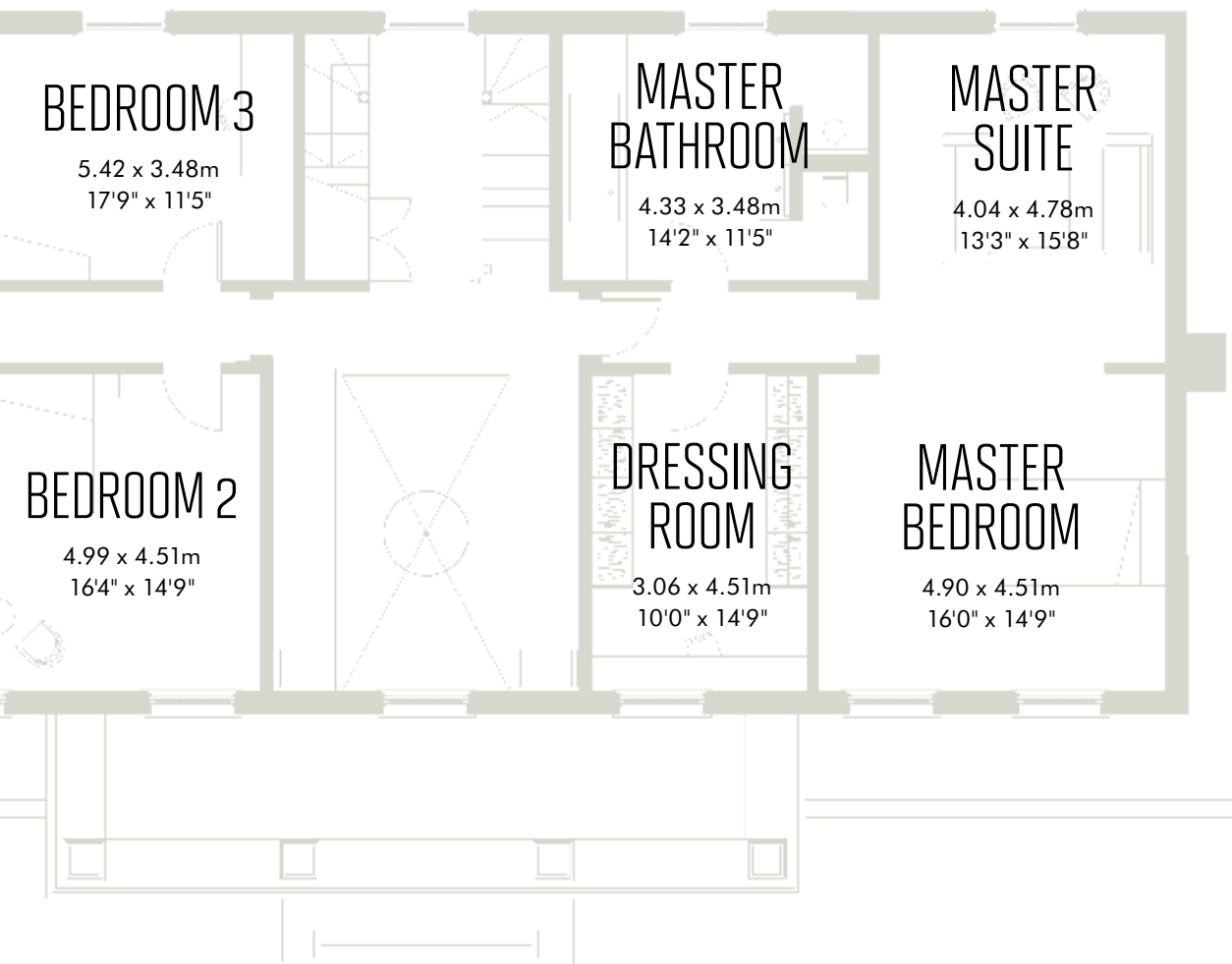
# GROUND FLOOR

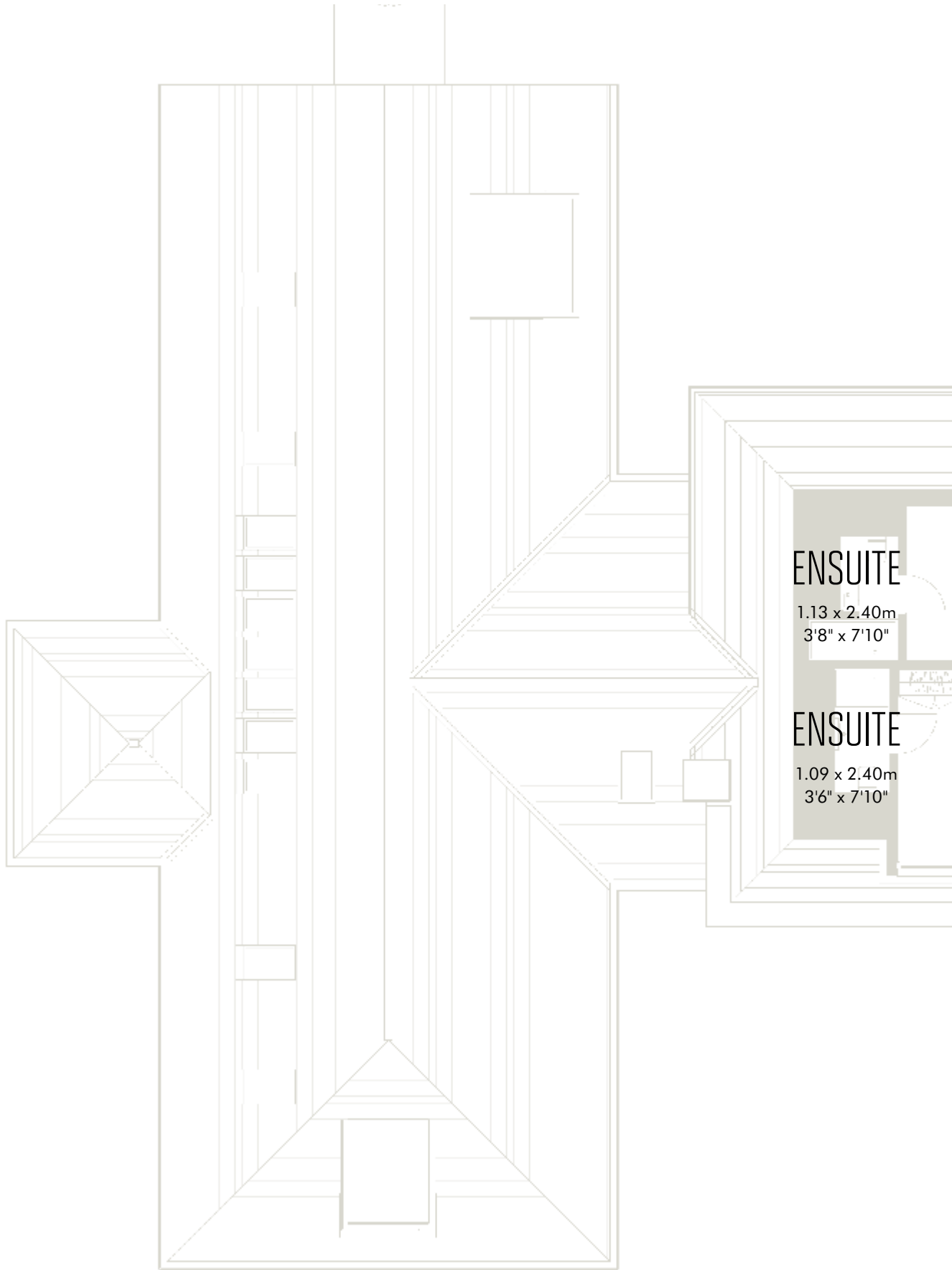




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# FIRST FLOOR





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# SECOND FLOOR

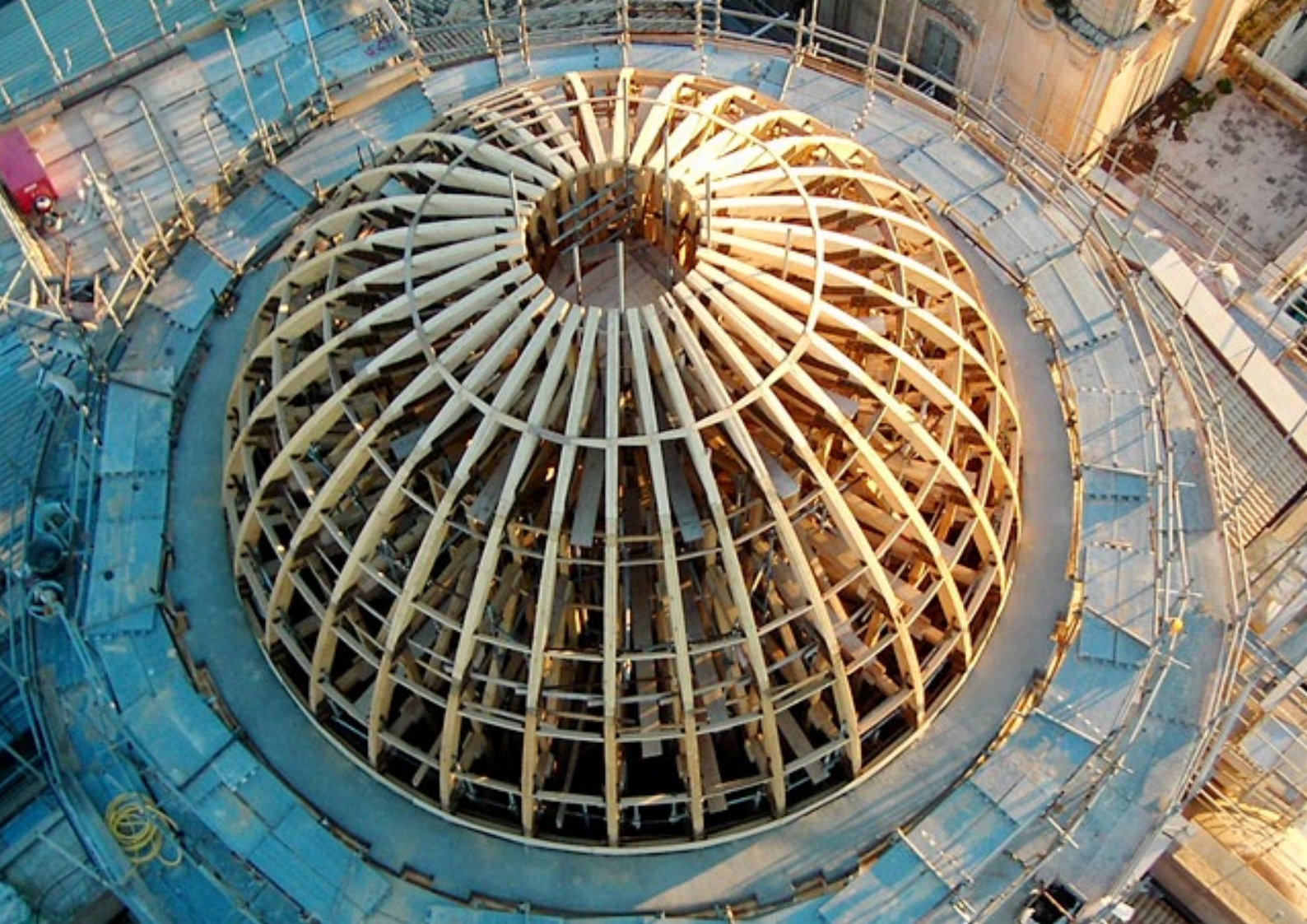




- 14 miles (23km) to Heathrow Airport
- 20 minutes walk to Gerrards Cross  
(Gerrards Cross to Marlyebone Station – 20 minutes)  
(Chiltern Link Mainline)
- 14 minutes drive to Iver crossrail station  
(Iver to Tottenham court road – 28 minutes)
- Easy access to M25, M4 and M40

# GERRARDS CROSS





At Donati Immobiliare Group  
we believe that each project  
needs to be treated with the  
same care of execution  
and attention to detail.



# WE BELIEVE IN:

**HIGH DESIGN STANDARDS:** each of our projects is designed according to exacting standards of design quality. Our Italian heritage and background permit nothing less than perfection.

**HIGH QUALITY OF FINISHES:** we don't condone cutting corners. All our projects are finished to the highest level, with close attention to detail. Whilst different projects in different areas demand different detailing, their quality is a constant.

**SERVING THE COMMUNITY:** our developments are envisioned to add value to the local community, both aesthetically and through their use upon completion. We design all our projects so that they may enrich the surrounding area.

**PROTECTING THE ENVIRONMENT:** we comply with the highest environmental standards as a matter of course. In the UK, we register all our sites with the Considerate Constructors Scheme (CCS) and design to BREEAM standards on new build schemes.

**FLAWLESS EXECUTION FROM START TO FINISH:** in order to confidently meet our delivery standards, we have vertically integrated the development and construction roles within our structure. Donati Immobiliare Group acts as builder-developer on the majority of its projects. Construction is managed by Donati Costruzioni in the UK and Donati SPA in Italy, our group's construction companies with nearly 40 years' experience in the industry.



**Donati Immobiliare Group is an Italian-born international developer, builder-developer and investment company. We operate in Italy, the U.K. and the US, with a primary focus on the Rome, London and New York markets.**



**DONATI IMMOBILIARE GROUP**  
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In association with:

orsini**brewin**



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