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Chiltern Hill
Chalfont St Peter, Buckinghamshire, SL9 9TX



£1,200,000 Freehold

Situated on the much sought after Chalfont Heights private estate, a deceptively spacious cottage style home approaching 3,000 sq. ft. of accommodation over two floors (including garage). Gables, is set back from the road and boasts gardens to three sides and off-street parking for several cars. The property has been extended and offers adaptable accommodation as it currently has a self contained first floor annex. The accommodation on the ground floor comprises of an entrance hall, shower/cloakroom, lounge, sitting room, family room, study, conservatory, kitchen/breakfast/ dining room, bathroom and shower room. On the first floor there are five bedrooms, master with en-suite potential, guest bedroom with en suite shower, three further bedrooms and a family bathroom. Further features include gas central heating, double glazing, off street parking for several cars and an attached double garage. The property is within easy walking distance of the village with all its amenities and is in catchment area for local infant and primary schools and excellent secondary/grammar schools. Gerrards Cross village and train station (Marylebone 30mins) is within easy reach. ground

Entrance Hall

Front door with opaque double glazed insets with opaque leaded light windows either side. Tiled floor. Radiator. Under stairs cupboard.

Bathroom

Fully tiled with suite incorporating bath with wall mounted shower attachment, w.c, wash hand basin with mixer tap and bidet. Expel air. Radiator. Heated towel rail.

Sitting Room

12' 9" x 11' 5" (3.89m x 3.48m) Fireplace with gas coal effect gas fire, wooden mantle, brick inset and tiled hearth. Coved ceiling. Hanging picture rail. Radiator. Leaded light window over looking front aspect. Door to:

Conservatory

17' 1" x 10' 10" (5.21m x 3.30m) Tiled floor. Double casement doors leading to garden.

Study

12' 11" x 4' 11" (3.94m x 1.50m) Down lighters. Coved ceiling. Tiled floor. Radiator. Double casement doors with glass insets leading to garden.

Family Room

12' 7" x 11' 6" (3.84m x 3.51m) Radiator. Double glazed window.

Kitchen/ Breakfast/ Dining Room

27' 3" max x 19' 0" max (8.31m x 5.79m) "L" shaped. Fitted with wall and base units. Granite work surfaces with tiled splashbacks and one and a half bowl sink unit with mixer tap and drainer. Fitted five ring gas hob with extractor hood over. Built in oven and microwave. Space for American style fridge/ freezer. Hidden lighting. Porcelain tiled floor. Upright radiator. Down lighters. Double glazed leaded light windows. Casement door with glass insets. .

Lounge

20' 6" x 11' 11" (6.25m x 3.63m) Porcelain tiled floor. Storage cupboard. Door to stairwell leading to first floor. Down lighters. Radiator. Double glazed window.

Shower Room

Fully tiled with suite incorporating walk in shower and wash hand basin with mixer tap set into granite work top with shelving above and cupboards below. Cupboards plumbed for washing machine and dryer. Expel air. Heated towel rail.

Cloakroom

Fully tiled with a suite incorporating wash hand basin with mixer tap and w.c. Expel air. Down lighters. Heated electric towel rail.

First Floor

Landing

"L" shaped. Access to loft. Airing cupboard with lagged cylinder and slatted shelving. Double glazed windows over looking front and rear aspects.

Bedroom 1

14' 6" x 12' 0" (4.42m x 3.66m) Tiled fireplace with gas inset fire. Hanging picture rail. Radiator. Double glazed window over looking front aspect. Folding door to:

En Suite Facility

8' 11" x 5' 11" (2.72m x 1.80m) Currently fitted out as a kitchenette. Tiled walls. Work surface with stainless steel sink unit with mixer tap and drainer. Four ring gas hob with oven under. Plumbed for washing machine. Tiled floor.

Bedroom 2

12' 7" x 11' 5" (3.84m x 3.48m) Double aspect room with double glazed windows. Fitted double wardrobe. Radiator. Door to:

En Suite Wet Room

Fully tiled with wall mounted shower, w.c and wash hand basin. Shavers point. Heated towel rail.

Bedroom 3

12' 8" x 11' 5" (3.86m x 3.48m) Fitted double wardrobe and drawer units. Tiled fireplace. Radiator. Double aspect room with secondary double glazed windows.

Bedroom 4

11' 2" x 11' 1" (3.40m x 3.38m) Built in wardrobe. Fitted wardrobe. Laminate flooring. Radiator. Double glazed leaded light window.

Bedroom 5

11' 1" x 5' 10" (3.38m x 1.78m) Fitted double wardrobe. Laminate flooring. Radiator. Double glazed window.

Bathroom

White suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with cupboard under. Tiled flooring. Radiator, Opaque double glazed window.

Outside

Double Garage

22' 8" x 19' 3" (6.91m x 5.87m) Double attached garage with electric up and over doors. Light and power. Door leading to stairwell that leads to first floor. Driveway and off street parking for several cars.

Gardens

The garden is laid to the front and sides of the property with flower bed borders. It is mainly laid to lawn with laurel and wooden fence hedging and shingle pathways. Variety of plants and shrubs. Paved area with red brick surround.



Approximate Gross Internal Area
Ground Floor = 175.2 sq m / 1,886 sq ft
First Floor = 93.2 sq m / 1,003 sq ft
Total = 268.4 sq m / 2,889 sq ft

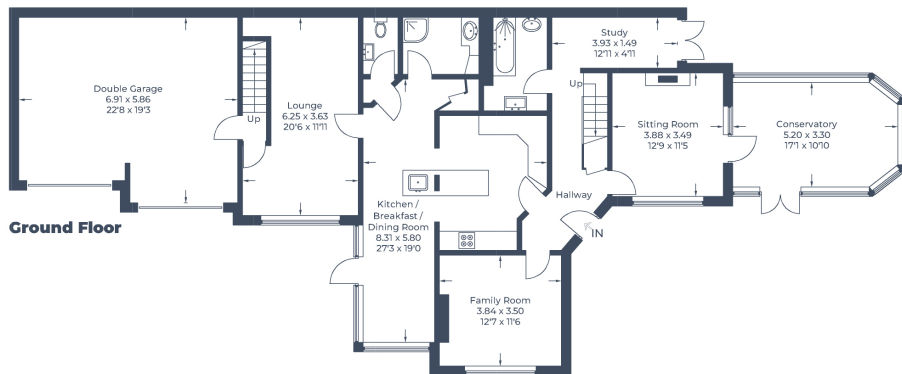
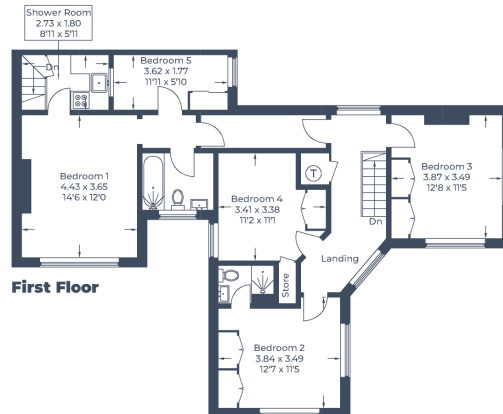


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