



CHARTRIDGE LANE, CHESHAM

£1,250,000

A spacious four double bedroom, two bathroom detached bungalow with separate annex and double garage, situated in a tucked away position beyond its own private drive and benefiting from parking for several vehicles. The property is set within grounds of approximately 1 acre and enjoys far reaching panoramic views over Pednor Vale, which forms part of The Chilterns Area of Outstanding Natural Beauty.

- FOUR DOUBLE BEDROOMS
- DETACHED BUNGALOW
- APPROX 1 ACRE PLOT
- PANORAMIC VIEWS OF PEDNOR VALE
- LIVING ROOM WITH STUNNING VIEWS
- TWO BATHROOMS
- STUDY AND UTILITY ROOM
- SOUTH WEST FACING REAR GARDEN
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- PARKING FOR SEVERAL VEHICLES
- ACCESSED VIA PRIVATE DRIVEWAY
- DETACHED DOUBLE GARAGE
- SEPARATE ANNEX AND STORE

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, sky light, coved ceiling, cupboard housing fuse box, double radiator, power pints, spot lighting, wooden flooring.

Separate W/C

Front aspect frosted double glazed window, spot lighting, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring, wall mounted heated towel rail.

Bathroom

9' 5" x 5' 9" (2.87m x 1.75m) Panel enclosed bath with mixer tap and shower attachment, shower cubicle with fully tiled surround, wall mounted shower with attachment, glass shower door, spot lighting, vanity hand wash basin, shaving point, storage with wall mounted mirror, wall mounted heated towel rail, storage cupboard, tiled walls, tiled flooring.

inner hallway

Side aspect double glazed window, wooden flooring, door to lower ground floor.

Bedroom Three

14' 5" x 8' 9" (4.39m x 2.67m) Front aspect double glazed window, side aspect double glazed window, fitted wardrobe, radiator, power points, TV aerial.

Study

7' 3" x 5' 8" (2.21m x 1.73m) Side aspect double glazed window, radiator, power points.

Kitchen/Breakfast Room

12' 9" x 12' 6" (3.89m x 3.81m) Front aspect double glazed window, spot lighting, range of wall and base level units with roll top work surfaces with matching up-stands, one and a half bowl sink with drainer, space for 'Stoves' range cooker, overhead extractor fan, space for American fridge/freezer, space for dishwasher, part tiled walls, power points, radiator, tiled flooring.

Inner Hallway

Loft access, front aspect double glazed window, radiator, office area, spot lighting, power points, lino flooring.

Living Room

26' 3" max x 20' 2" max (8.00m x 6.15m) Rear aspect double glazed windows into bay, side aspect double glazed window, rear aspect double glazed door to garden, coved ceiling, feature fireplace, radiator, power points, TV aerial, carpeted flooring.

Dining Room

12' 5" x 11' 1" (3.78m x 3.38m) Rear aspect double glazed window, side aspect double glazed window, radiator, power points, carpeted flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m) Front aspect double glazed window, low level W/C, vanity hand wash basin, wall mounted cabinet and mirror, shower cubicle with tiled surround, wall mounted shower with attachment, glass shower door, wall mounted heated towel rail, lino mosaic effect flooring,

Utility Room

11' 9" x 7' 9" (3.58m x 2.36m) Rear aspect double glazed window, rear aspect double glazed door to garden, range of wall and base level units with roll top work surfaces, single sink with mixer tap, plumbed for washing machine, space for dryer, radiator, part tiled walls, power points, tiled flooring.

Bedroom One

15' 7" max x 11' 4" max (4.75m x 3.45m) Rear aspect double glazed patio door to garden, range of fitted wardrobes, radiator, power points, TV aerial, spot lighting, carpeted flooring.

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m) Side aspect double glazed window, range of fitted wardrobes, spot lighting, radiator, power points, TV aerial, carpeted flooring.

Lower Ground Floor

Bedroom Four

14' 4" max x 13' 5" max (4.37m x 4.09m) Stairs leading down to bedroom four, Rear aspect door to garden, rear aspect double glazed window, side aspect double glazed window, spot lighting, range of fitted wardrobes, radiator, power points, carpeted flooring.

Outside

Front Garden

Driveway leading to stone and block paved driveway, access to garage, outbuilding and store. Security lighting, picket fence enclosed garden area with wooden shed and greenhouse, flower beds with sprinkler system, bin storage area.

Garage

Double garage with electric up and over door, side aspect door to rear garden, power points, lighting.

Outbuilding

25' 6" x 13' 2" (7.77m x 4.01m) Front aspect door, front aspect double glazed door, range of wall and base level units with roll top work surfaces, single sink with drainer, hand wash basin with shower attachment, two radiator, power points, lighting, lino tiled effect flooring, two storage cupboards.

Separate W/C

Front aspect frosted double glazed window, low level W/C, corner sink with tiled surround, wall mounted boiler, radiator, lino flooring.

Store

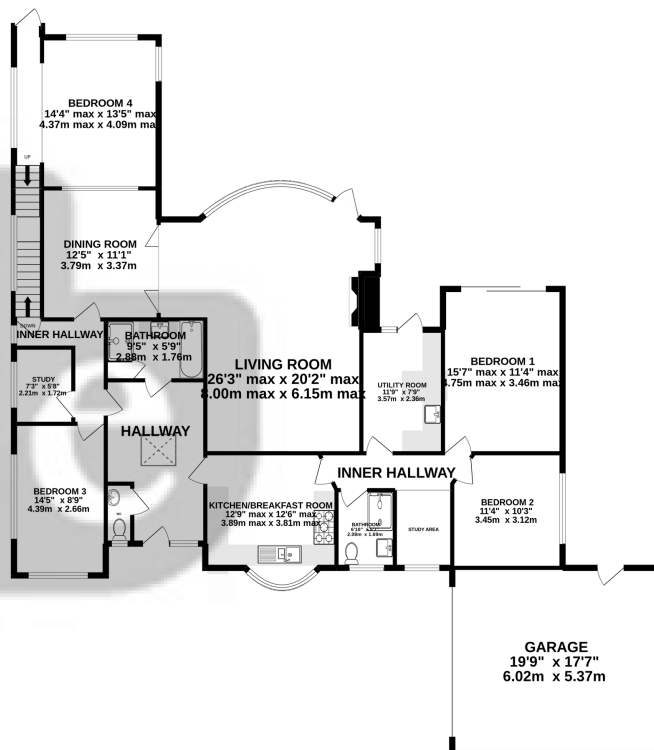
15' 8" x 13' 5" (4.78m x 4.09m) Front aspect door, lighting.

Rear Garden

Mature private rear garden with panoramic views of Pednor Vale, patio and decking area leading to raised decking area, laid lawn, hedge enclosed, security lighting, integrated water sprinkler system, side aspect door to garage.

OUTBUILDING
643 sq.ft. (59.7 sq.m.) approx.

GROUND FLOOR
2745 sq.ft. (255.0 sq.m.) approx.



TOTAL FLOOR AREA : 3388sq.ft. (314.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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