



COOMBE LANE, NAPHILL

£1,000,000

**** EXTENDED **** A stunning, four-bedroom, two bathroom detached chalet bungalow with outstanding and far-reaching countryside rear views. Finished to an extremely high standard throughout with many bespoke fittings this delightful property offers free flowing family accommodation on the edge of this popular Chiltern village. The area offers excellent country walks in beautiful surroundings and Naphill provides a selection of small shops, sports facilities and a choice of schools including grammar.

- EXTENDED FOUR BEDROOM DETACHED CHALET BUNGALOW
- EXTREMELY HIGH STANDARD THROUGHOUT
- BESPOKE FITTINGS THROUGHOUT
- OPEN PLAN KITCHEN/LIVING ROOM
- CINEMA ROOM
- TWO BATHROOMS AND DOWNSTAIRS CLOAKROOM WITH UNDERFLOOR HEATING
- YOGA ROOM
- UTILITY ROOM
- SELF CONTAINED GYM WITH KITCHENETTE/WET ROOM/SAUNA/STEAM ROOM
- OUTDOOR SWIM SPA
- GARAGE
- HOME AUTOMATION SYSTEM/SMART LIGHTING (LUTRON RA2) THROUGHOUT
- SONOS SOUND SYSTEM THROUGHOUT (INCLUDING GARDEN &

Ground Floor

Hallway

Entrance into hallway via front aspect wooden door with glazed window, coconut matting leading to Oak flooring with underfloor heating, rear aspect modern style crittall doors with up lights leading to kitchen/living room, spot lighting, wall mounted down lights, shoe and coat storage with bench, fitted storage cupboard, stairs to first floor landing.

Cinema Room

19' 7" into bay x 11' 10" (5.97m x 3.61m) Front aspect double glazed window into bay, window seating with storage below, spot lighting, ceiling mounted speakers, wall mounted speakers, bespoke wall TV unit with shelving, bespoke panelled wall, carpeted flooring with underfloor heating.

Bedroom Four/ Office

12' 7" x 9' 10" (3.84m x 3.00m) Front aspect double glazed window, range of bespoke wall storage units with underlighting, bespoke desk with granite worktop, spot lighting, power points, Oak flooring with underfloor heating.

Downstairs Cloakroom

6' 7" x 6' 5" (2.01m x 1.96m) Low level W/C, sink with mixer tap and marble surface, wall mounted mirror with lighting, spot lighting, extractor fan, Oak flooring with underfloor heating.

Open Plan Kitchen/ Living Room

27' 8" x 19' 5" (8.43m x 5.92m) Rear aspect double glazed floor to ceiling slimline tri-sliding doors to garden, fitted remote controlled window blinds, bespoke fitted wall and base level units with central island/breakfast bar with central hanging lights, granite work tops with matching granite up stands, integrated butler sink with mixer tap, integrated electric hob, integrated double oven, integrated fridge/freezer, integrated dishwasher, bespoke fitted full width tv wall unit and cabinets with integrated mirror and shelving, spot lighting, power points, ceiling mounted speakers, tiled flooring with underfloor heating.

Utility Room

14' 2" x 6' 4" (4.32m x 1.93m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of bespoke fitted wall and base level units with granite work tops with matching up stands, integrated butler sink with mixer tap, tiled flooring, raised dog bowls, spot lighting, power points, tiled flooring with underfloor heating.

Yoga Room

Sky light, spot lighting, exercise/yoga mat flooring with underfloor heating, full length floor to ceiling wall mirror, power points, TV aerial.

Garage

19' 9" x 6' 10" (6.02m x 2.08m) Steps leading down to garage floor, front aspect electric folding up and over door, overhead storage rack, storage cupboards housing, wall mounted boiler, water softener and water pressure cylinder, power points, lighting.

First Floor

Landing

Side aspect frosted double glazed window, spot lighting, contemporary 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom One

18' 10" max x 16' 4" max (5.74m x 4.98m) Rear aspect double glazed tri-folding doors to Juliet balcony, rear aspect double glazed window, spot lighting, ceiling mounted speakers, split head board with storage and dressing table, bespoke fitted floor to ceiling wardrobes, TV aerial, contemporary radiator, power points, carpeted flooring.

En-Suite

18' 2" x 6' 6" (5.54m x 1.98m) Rear aspect double glazed window, spot lighting, ceiling mounted speakers, low level W/C, freestanding slipper bath with mixer tap and shower attachment, twin vanity hand wash basin with wall mounted controls and mixer taps, granite work top with matching granite splashback, part tiled walls, wall mounted heated towel rail, double walk in shower with glass shower screen, wall mounted shower controls with attachment, overhead shower head, extractor fan, wall mounted mirror with wall mounted lighting, granite tiled flooring with underfloor heating.

Bedroom Two

17' 6" max x 12' 9" max (5.33m x 3.89m) Front aspect double glazed window, spot lighting, ceiling mounted speakers, fitted wardrobes, bespoke fitted desk, contemporary radiator, power points, eaves storage, carpeted flooring.

Bedroom Three

13' 1" max x 9' 9" max (3.99m x 2.97m) Front aspect double glazed window into bay, spot lighting, contemporary radiator, power points, carpeted flooring.

Bathroom

L-Shaped 14' 4" max x 9' 7" max (4.37m x 2.92m) Two side aspect frosted double glazed windows, spot lighting, extractor fan, low level W/C, vanity hand wash basin with mixer tap, panel enclosed bath with wall mounted controls, double shower with glass shower door and tiled surround with shelf, wall mounted shower controls with attachment, overhead shower head, spot lighting, wall mounted heated towel rail, tiled walls, tiled flooring with underfloor heating.

Outside

Front Garden

Multiple off street parking via own driveway, side access to rear garden via wooden gate, stocked borders.

Rear Garden

Patio leading to mainly laid lawn via steps, raised wall borders with stocked flower beds and integrated lighting, decking area with sunken swim spa and overhead shade sail, wooden shed, mature stocked flower beds, outside lighting, outside power points, rear patio with floor mounted lighting, miniature putting green, side access to front garden via wooden gate, fence enclosed, rear picket fence with gate leading to field.

Gym Room

Gym

19' 7" x 12' 2" (5.97m x 3.71m) Bespoke TV wall cabinet, spot lighting, side aspect double glazed sliding door with fitted blinds, rear aspect double glazed window with fitted blind, ceiling mounted speakers, underfloor heating.

Kitchenette

10' 10" x 6' 9" (3.30m x 2.06m) Side aspect double glazed sliding door with fitted blind, front aspect double glazed window with fitted blind, range of wall and base level units with square edge work tops, single sink with drainer and mixer tap, integrated oven, integrated electric hob with glass splash back, cupboard housing water pressure cylinder, underfloor heating.

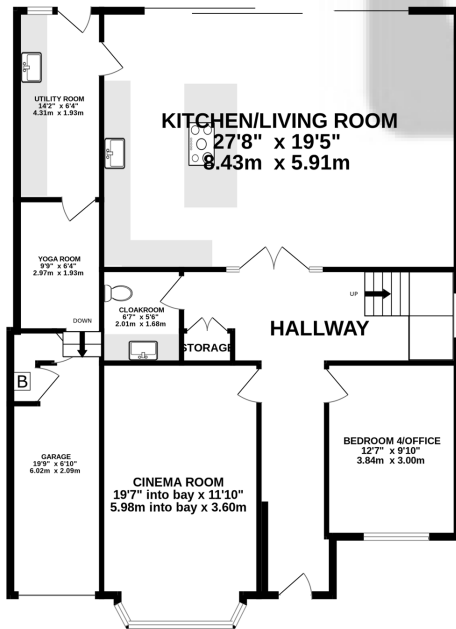
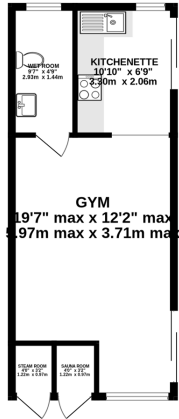
Wet Room

9' 7" x 4' 9" (2.92m x 1.45m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, wall mounted medicine cabinet with touch lighting, shower with wall mounted shower and attachment, overhead shower head, corner seat, extractor fan, spot lighting, underfloor heating.

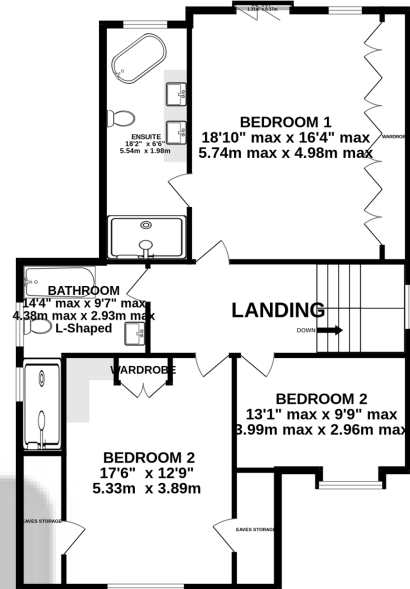
Sauna & Steam Room

Front aspect glass doors leading to both rooms, exterior wall mounted controls, spot lighting,

GROUND FLOOR
1787 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 2844 sq.ft. (264.2 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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