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**Upway**  
Chalfont Heights, Buckinghamshire, SL9 0AG



## Offers In Excess Of £2,000,000 Freehold

On the Chalfont Heights private estate, an electric gate reveals this superb detached family home boasting ample parking, mature hedging offering complete privacy, and instant kerb appeal provided by its pristine presentation. Upway Corner is presented in beautiful decorative order throughout having been completely refurbished, reconfigured, and extended in the last year by the present owners. It is further complemented by lawned gardens to the front and back creating the perfect family home. The beautifully appointed and stylishly decorated interiors offer everything a family would desire in a home. With its spacious and excellent layout throughout, featuring under floor heating on the ground floor, the accommodation flows effortlessly and comprises, on the ground floor, an entrance hall, cloakroom, drawing room, wonderful open plan kitchen/dining/family room incorporating a centre island, and which opens up to the informal living space area with bi-fold doors leading to the south facing patio and garden, a utility room, a study/office, a TV room, and a 20' Annex/Bedroom 5. The second floor comprises a master bedroom with dressing room and ensuite bathroom, a guest bedroom with dressing room and ensuite bathroom, and a further two bedrooms both served by a Jack and Jill bathroom. On the second floor is a loft room. The property is within walking distance of the Village centre with all its amenities and several local parks/fields where many choose to stroll. Excellent schools are close by and the M25, M40 and M4 motorways are all easily accessible. Gerrards Cross mainline train station is within easy reach providing access to the London Marylebone. For the tube network, Chalfont & Latimer station is easily accessible.

### Ground Floor Entrance Hall

Front door with double glazed windows either side and further double glazed window. Large porcelain tiled flooring. Cloaks cupboard. Storage cupboard housing consumer unit. Downlighters. Coved ceiling. Under stairs cupboard with underfloor heating manifold. Staircase leading to galleried landing.

### Cloakroom

Half tiled with a suite incorporating WC and black glass wash hand basin with drawer units under. Large porcelain tiled flooring. Coved ceiling. Downlighters. Opaque double glazed window.

### Drawing Room

18' 10" x 13' 3" (5.74m x 4.04m) Feature stone fireplace with marble inset and hearth. Coved ceiling. TV point. Large porcelain tiled flooring. Radiator. Casement door with double glazed glass insets and double glazed windows either side, leading to rear garden. Archway to family area.

### TV Room

13' 5" x 11' 10" (4.09m x 3.61m) Coved ceiling. TV point. Large porcelain tiled flooring. Radiator. Double glazed window.

### Study/Office

13' 11" x 6' 4" (4.24m x 1.93m) Coved ceiling. Downlighters. TV point. Large porcelain tiled flooring. Radiator. Double glazed window.

### Dining/Family Room

30' 6" x 12' 10" (9.30m x 3.91m) Bi-fold double glazed doors leading to patio and rear garden. Triple glazed roof lights. Downlighters. Coved ceiling. TV point. Large porcelain tiled flooring. Mini bar area with work surface, splash back and circular stainless steel sink unit with mixer tap and cupboard under. Space for wine cooler.

### Kitchen

16' 6" x 13' 8" (5.03m x 4.17m) Extremely well fitted with shaker style wall and base units. Silstone black granite work surfaces. Stainless steel sink unit with boiler tap. AEG built in oven and microwave. Warming drawer. Integrated work station. Fitted larder fridge. Fitted dishwasher. Central island with Silstone black granite work surface inset with AEG induction hob, with cupboard and drawer units under. Attached circular table unit and bench seat. Large porcelain tiled flooring. Coved ceiling. Expel air. Downlighters. Bin store. Feature double glazed window overlooking rear garden. Door to:

### Utility Room

10' 2" x 7' 0" (3.10m x 2.13m) Double aspect room with double glazed window. Silstone black granite work surface with splashback. Stainless steel sink unit with retractable hose mixer tap. Plumbed for washing machine and dryer. Space for fridge/freezer. Cupboard units. Large porcelain tiled flooring. Plant room off with pressurised heating system wall mounted central heating boiler. Casement door with double glazed glass insets leading to garden.

#### Annex/Bedroom 5

20' 1" x 15' 1" (6.12m x 4.60m) Double aspect room with double glazed windows overlooking garden. Casement door with double glazed glass insets and with double glazed windows either side, leading to garden. Large porcelain tiled flooring. Coved ceiling. TV point. Storage cupboard. Built in wardrobe. Door to:

#### En Suite Bathroom

Fully tiled wet room with a white suite incorporating WC, wall shower with rainfall style head and a separate handset, and wash hand basin with mixer tap and bath. Large porcelain tiled flooring. Opaque double glazed window.

#### First Floor And Landing

Airing cupboard with radiator and slatted shelving. Storage cupboard with plumbing for a washing machine. Double glazed window overlooking front aspect. Stairs leading to second floor with Velux roof light.

#### Master Bedroom

17' 0" x 15' 1" (5.18m x 4.60m) Coved ceiling. Radiator. Double glazed window. Archway to:

#### Dressing Room

13' 5" x 11' 6" (4.09m x 3.51m) Coved ceiling. Downlighters. Double glazed windows.

#### En Suite Bathroom

Fully tiled with a suite incorporating large walk in shower with rainfall style head and a separate handset, his and hers porcelain wash hand basins with mixer taps and with drawer units under, and free standing bath with feature tap and hand held shower attachment. Feature lit recess with mirror. Two heated towel rails. Downlighters. Expel air. Opaque double glazed window.

#### Bedroom Two/Guest Bedroom

13' 9" x 12' 10" (4.19m x 3.91m) Coved ceiling. Radiator. Double glazed window.

#### Dressing Room

Dressing area with fitted wardrobes and double glazed window, and door to:

#### En Suite Bathroom

Fully tiled with a suite incorporating walk in shower with rainfall style head and a separate handset, WC, and glass wash hand basin with mixer tap and drawer units under. Heated towel rail. Downlighters. Expel air. Under floor heating. Opaque double glazed window.

#### Bedroom Three

16' 4" x 13' 5" (4.98m x 4.09m) Coved ceiling. Radiator. Double glazed window. Door to Jack & Jill bathroom.

#### Bedroom Four

13' 3" x 13' 2" (4.04m x 4.01m) Coved ceiling. Radiator. Double glazed window. Door to Jack & Jill bathroom.

#### Jack & Jill Bathroom

Fully tiled with a suite incorporating WC, bath with rainfall style shower head and a separate handset, and glass wash hand basin with drawer units under. Heated towel rail. Downlighters. Double glazed window.

#### Second Floor Loft Room

26' 0" x 10' 9" (7.92m x 3.28m) Laminate flooring. Power points.

#### Front Garden

Mainly laid to lawn with hedge and wooden fence boundaries and mature trees. Wooden garden shed. Outside tap.

#### Rear and Side Gardens

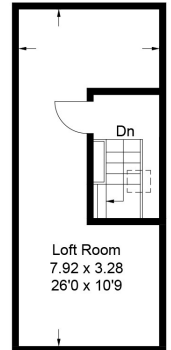
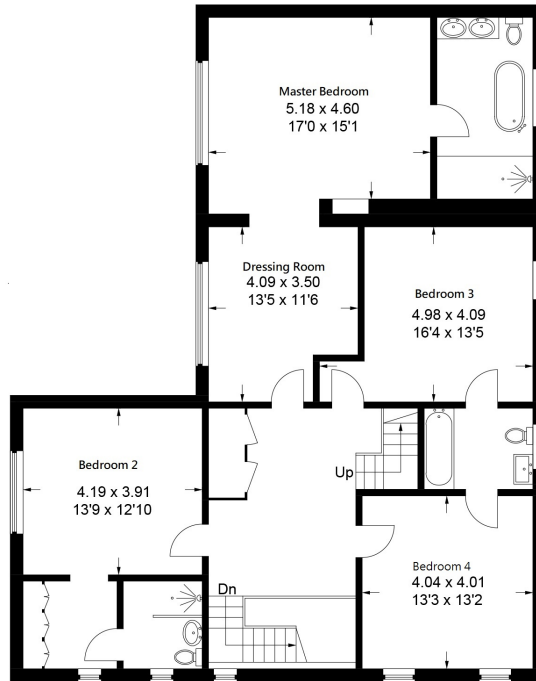
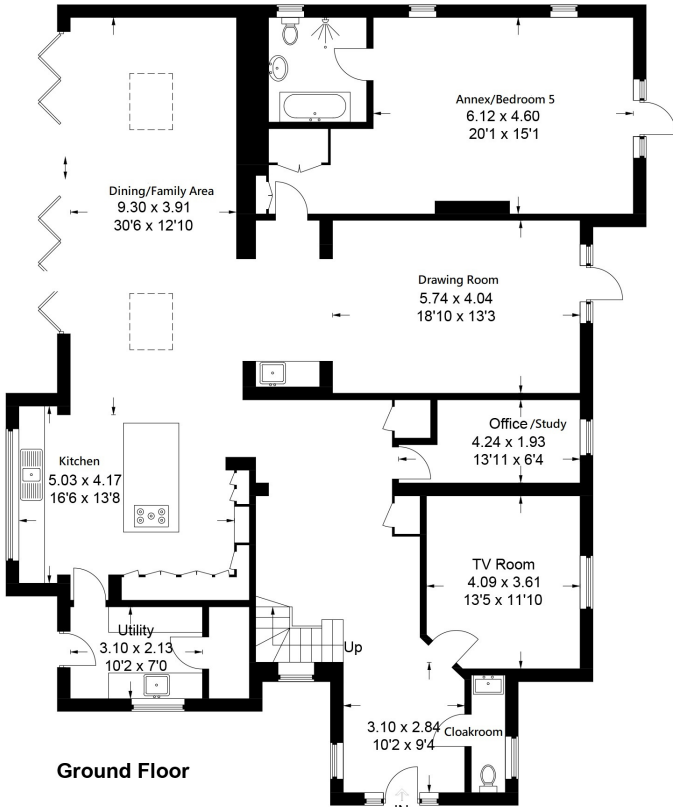
Electric gate opening onto a Cotswold stone driveway providing off street parking for several cars. South facing, mainly laid to lawn with hedge boundaries and porcelain tiled patio. Storm porch with grey brick floor and downlighters, leading to front door. Outside light points. Outside electric point. Wooden built outhouse with WC, wash hand basin (cold supply only) and storage space.

#### Garage

There is full planning permission for a double detached garage. Currently the base is built.



Approximate Gross Internal Area  
 Ground Floor = 208.3 sq m / 2,242 sq ft  
 First Floor = 142.4 sq m / 1,533 sq ft  
 Second Floor = 26.1 sq m / 281 sq ft  
 Total = 376.8 sq m / 4,056 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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