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## Hedgerow

Chalfont St Peter, Buckinghamshire, SL9 0HD





## £1,295,000 Freehold

A deceptively spacious, modern detached family home located at the end of a sought after cul de sac on the Chalfont Common side of the village. The property has been extended to the front and rear, the rear creating a superb area, ideal for entertaining, which overlooks the private south facing rear garden. To the front there is off street car parking for several cars and a gated side entrance. This spacious home extends to 190 sq. m. (approx.) and as you step through the front door into the property, you cannot help but admire the beauty of the finishes and décor which complement each other. The owners natural flair for interiors creates the most wonderful ambience throughout this luxurious home. The accommodation briefly comprises, on the ground floor, a generous entrance hall with Guest WC/Shower Room and a Family Room off. The hallway leads you to a stunning open plan kitchen/dining/sitting room. On the first floor are four generous sized bedrooms, the master with an ensuite shower room, and a family bathroom. The house has gas central heating, under floor to ground level, and double glazing. Enjoying an enviable location, the property is within easy reach of the Village with all its amenities and excellent schools. An internal inspection is highly recommended.

### Entrance Hall

Modern front door with opaque glass windows either side. Porcelain tiled flooring. Ornate coving. Downlighters.

### Cloakroom/Shower Room

Fully tiled with a modern white suite incorporating low level WC, wash hand basin with mixer tap and drawer units under, and walk in shower. Expel air. Downlighters. Heated chrome towel rail.

### Living/Dining Area

24' 1" x 16' 1" (7.34m x 4.90m) Porcelain tiled floor. Feature quality return wooden stairwell with glass balustrade leading to first floor and landing. Porcelain tiled floor. Built in storage cupboards. Downlighters. Dimmer switches. Two sets of double glazed sliding patio doors leading to patio and rear garden. Double glazed window overlooking front aspect.

### Kitchen Area

23' 4" x 15' 6" (7.11m x 4.72m) Extremely well fitted with grey high gloss wall and base units. Granite work surfaces with splash backs. Hidden lighting. One and a half bowl stainless steel sink unit with Quooker tap and waste disposal unit. Electric induction hob with extractor hood over. Built in oven, warming tray and grill. Built in full height fridge, fitted fitted dishwasher and fitted freezer. Feature central island with granite work surface providing breakfast counter and storage units under. Porcelain tiled floor. Ornate coving. Downlighters. Double glazed window overlooking rear aspect. Double casement doors with double glazed glass insets leading to patio and rear garden. Door to rear and garage.

### Family Room

12' 4" x 11' 1" (3.76m x 3.38m) Porcelain tiled floor. Ornate coving. Wall light points. Double glazed window overlooking front aspect.

### First Floor

#### Landing

Access to loft. Downlighters. Ornate coving.

#### Bedroom 1

13' 2" x 11' 0" (4.01m x 3.35m) Fitted wardrobes with vanity unit and fitted drawer units. Ornate coving. Downlighters. Dimmer switches. Radiator. Double glazed window overlooking front aspect. Door to:

#### En Suite Shower Room

Fully tiled with a modern white suite incorporating low level WC, wash hand basin with mixer tap and drawer units under, and walk in shower with square ceiling mounted shower head and hand held microphone shower fitting. Expel air. Tiled floor. Opaque double glazed window overlooking front aspect.

## Bedroom 2

16' 2" x 9' 11" (4.93m x 3.02m) Double aspect room with double glazed windows overlooking front and rear aspects. Fitted wardrobes and cupboard units. Ornate coving. Downlighters. Radiator.

## Bedroom 3

12' 8" x 9' 7" (3.86m x 2.92m) Ornate coving. Downlighters. Radiator. Double glazed window overlooking rear aspect.

## Bedroom 4

9' 9" x 8' 0" (2.97m x 2.44m) Ornate coving. Laminate flooring. Radiator. Double glazed window overlooking rear aspect.

## Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap and shower attachment, low level WC, and wash hand basin with mixer tap and drawer unit under. Chrome heated towel rail. Expel air. Downlighters. Opaque double glazed window overlooking side aspect.

## Outside

### Garage

32' 10" max x 14' 7" max (10.01m x 4.45m) Electric metal up and over door. Light and power. Utility area with granite work surface, and with sink unit with mixer tap and cupboards under. Plumbed for washing machine. Space for dryer. Space for freezer. Wall mounted central heating boiler. Mega flow tank. Water softener. UPVC casement door with double glazed glass insets leading to rear.

### To The Front

Block paved drive way providing off street parking for several cars. Storm porch with granite flooring and downlighters. Garden mainly laid to lawn with hedge borders. Apple tree. Flower bed border. Electric vehicle charging point

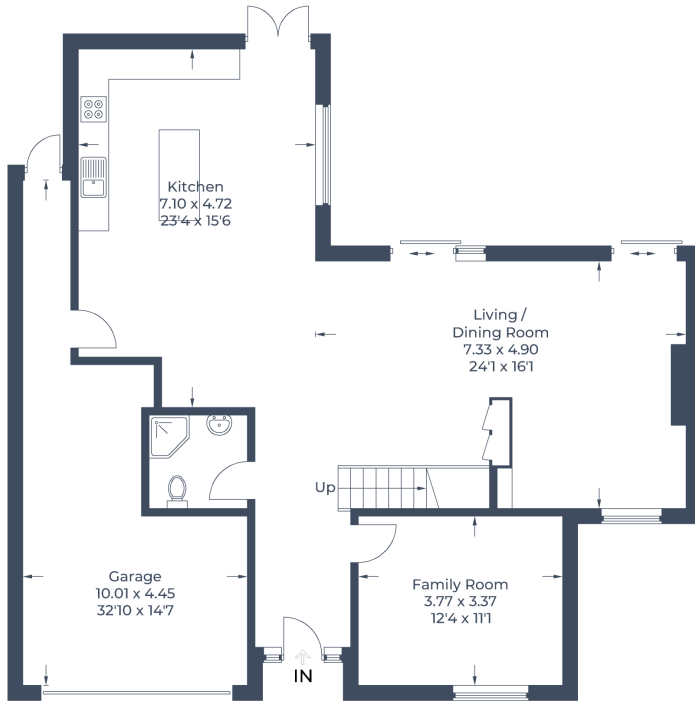
### To The Rear

Approaching 100' in length, a secluded south facing rear garden mainly laid to lawn with hedge and fence borders. Large white porcelain paved patio. Flower beds with raised wooden sleepers. Outside light points. Outside electrical point. Outside tap. Pedestrian side access with wooden gate.

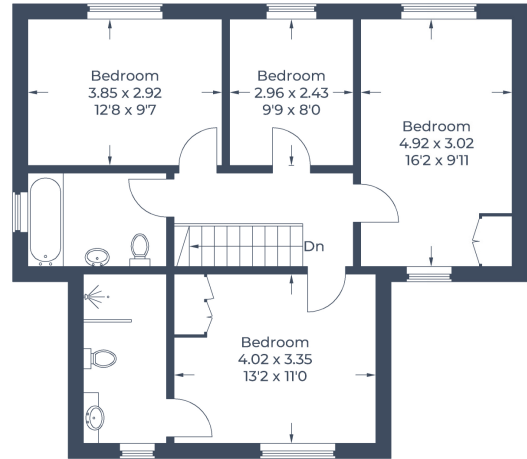




Approximate Gross Internal Area  
 Ground Floor = 122.6 sq m / 1,320 sq ft  
 First Floor = 67.3 sq m / 724 sq ft  
 Total = 189.9 sq m / 2,044 sq ft  
 (Including Garage)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>62</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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