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Copthall Lane
Chalfont St Peter, Buckinghamshire, SL9 0BY



£1,595,000 Freehold

A superb five bedroom detached residence, well located on this popular residential road, within easy walking distance of the Village with all its amenities and excellent schools, and only a short drive to Gerrards Cross Village and train station. The property extends to over 3,000 square feet and offers light filled interiors and well balanced rooms with excellent proportions. There is a lovely flow to the accommodation and all rooms feel generous in size within this spacious home. This is without doubt a superb family home, elegantly presented and a wonderful opportunity to purchase a special home. The accommodation on the ground floor comprises a reception hall, cloakroom, drawing room, sitting room, family room, dining room, kitchen/breakfast room and utility room. On the first floor there is a half galleried landing, five bedrooms, master and guest with en-suites, and a family bathroom. Further features include gas central heating, double glazing, off street parking for numerous vehicles, planning permission for the building of a garage to the side, and a rear garden.

Reception Hall

Modern front door with ornate opaque leaded light glass insets. Walk in cloaks cupboard with opaque double glazed leaded light window overlooking front aspect. Quality tiled floor. Wall mounted burglar alarm console. Coved ceiling. Dimmer switches. Radiator. Stairs leading to landing.

Cloakroom

White suite incorporating WC, and wash hand basin with mixer tap with mosaic tiled splashback and cupboard under. Coved ceiling. Expel air. Quality tiled floor.

Drawing Room

25' 3" x 17' 10" (7.70m x 5.44m) (Currently being used as used as a fitness room) Two feature double glazed leaded light bay windows overlooking front aspect. Quality wood flooring. Downlighters. Dimmer switches. Coved ceiling. Two radiators. Two casement doors with opaque leaded light glass insets leading to side access.

Sitting Room

19' 2" x 11' 10" (5.84m x 3.61m) Double glazed leaded light bay window overlooking front aspect. Feature sandstone fireplace with gas coal effect fire. Two radiators. Coved ceiling. Double glazed leaded light windows overlooking side aspect. Double casement doors with clear glass insets and windows either side leading to:

Dining Room

22' 9" x 11' 4" (6.93m x 3.45m) Full wall length bi-folding double glazed doors opening out onto the rear garden. Upright wall radiator. Wall spotlights. Quality tiled flooring. Velux roof lights. Electric under floor heating. Double glazed windows overlooking side aspect. Doors to sitting room, reception hall and kitchen.

Family Room

14' 0" x 10' 8" (4.27m x 3.25m) Quality wood flooring. Coved ceiling. Downlighters. Fitted cupboard unit. Radiator. Double glazed leaded light window overlooking side aspect.

Kitchen/Breakfast Room

25' 8" x 18' 1" max (7.82m x 5.51m) Extremely well fitted with high gloss wall and base units. Quartz work surfaces and splash backs. One and a half bowl stainless steel sink unit with mixer tap and Quooker tap. Built in Neff oven and grill. Neff combo microwave with oven, grill and warming tray. Built in fridge/freezer. Quality tiled floor. Feature centre island with quartz work surface with built in five ring induction hob with extractor hood over, drawer units under, fitted wine fridge and quality wood counter providing a breakfast counter/eating area. Walk in pantry. Downlighters. Double glazed window overlooking rear aspect. Velux roof lights. Bi-fold double glazed patio doors leading to rear garden. Door to family room. Door to:

Utility Room

18' 0" x 5' 8" (5.49m x 1.73m) Extremely well fitted with wall and base units. Wood effect work surfaces with splash backs. Stainless steel sink unit with mixer tap. Plumbed for washing machine and dryer. Space for upright fridge/freezer. Downlighters. Tiled floor. Expel air. Double glazed leaded light window overlooking side aspect. Casement door with double glazed glass inset, leading to rear.

First Floor

Landing

Half galleried with double glazed leaded light windows overlooking front aspect. Coved ceiling. Dado rail. Airing cupboard with slatted shelving. Access to fully insulated and boarded attic with light and power.

Bedroom 1

17' 1" x 11' 11" (5.21m x 3.63m) Double aspect room with double glazed leaded light windows overlooking front and rear aspects. Fitted wardrobes and drawer units. Two radiators. Door to:

En Suite Bathroom

Fully tiled with a white suite incorporating bath with wall mounted microphone hand held shower attachment, WC, wash hand basin with mixer tap, with drawer units under and walk in shower with wall mounted shower head and microphone hand held shower attachment Heated chrome towel rail. Expel air. Downlighters. Opaque double glazed leaded light window overlooking rear aspect.

Bedroom 2

14' 10" x 10' 7" (4.52m x 3.23m) Fitted wardrobes. Laminate flooring. Coved ceiling. Radiator. Double glazed leaded light window overlooking rear aspect. Door to:

En Suite Shower Room

Majority tiled with a suite incorporating WC, wash hand basin with mixer tap and drawer units under and walk in shower with wall mounted shower head and microphone hand held shower attachment. Heated chrome towel rail. Expel air. Downlighters. Opaque double glazed leaded light window overlooking side aspect.

Bedroom 3

14' 4" x 12' 4" (4.37m x 3.76m) Fitted wardrobes. Under eaves storage space. Coved ceiling. Radiator. Leaded light double glazed window overlooking front aspect.

Bedroom 4

14' 10" x 9' 11" (4.52m x 3.02m) Fitted wardrobes. Coved ceiling. Radiator. Double glazed leaded light window overlooking rear aspect.

Bedroom 5

12' 4" x 9' 11" (3.76m x 3.02m) Fitted wardrobes. Under eaves storage space. Radiator. Leaded light double glazed window overlooking front aspect.

Bathroom

Majority tiled with a suite incorporating bath with mixer tap and wall mounted hand held microphone shower attachment, WC, wash hand basin with mixer tap and drawer unit under, and walk in shower with wall mounted shower attachment. Tiled floor. Heated chrome towel rail. Expel air. Opaque double glazed leaded light window overlooking side aspect.

Outside

To The Front

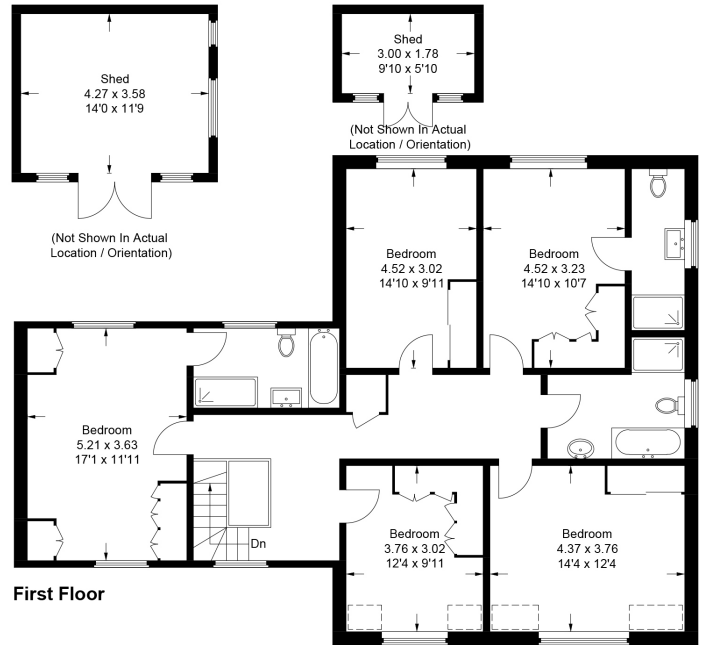
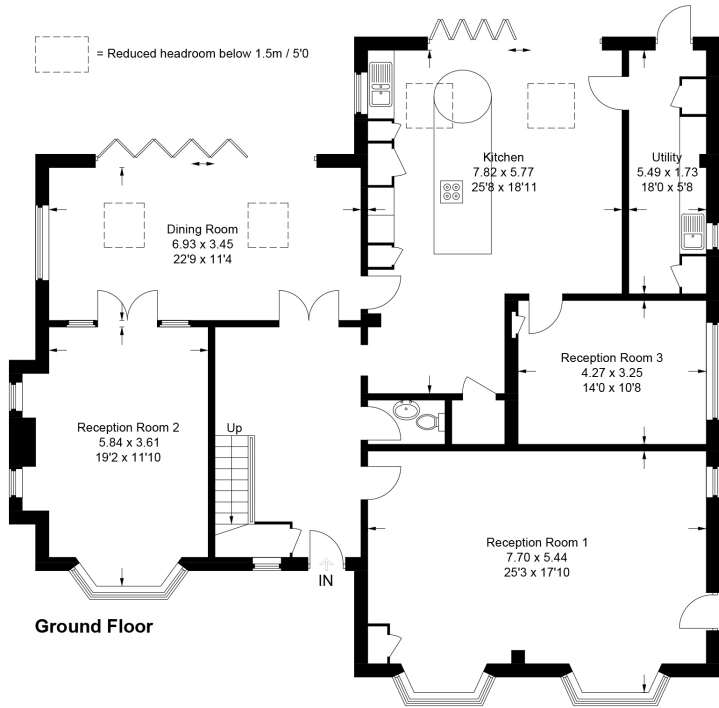
White pebble driveway providing off street parking for numerous cars. Brick boundary walls with light points. Wooden fence and hedge boundaries. Flowerbed borders with a variety of shrubs and plants. Paved pathways on both sides leading to sides and rear of the property. Storm porch with grey tiled flooring. Outside light points.

To The Rear

Mainly laid to lawn with wooden fence and coniferous hedge boundaries. Quality paved patio areas. Large wooden garden shed with power and lighting. Summerhouse. Further wooden shed. Outside light points. Outside water taps and double electric sockets on both sides of the property. Pedestrian side access to both sides with wooden gates.



Approximate Gross Internal Area
 Ground Floor = 176.4 sq m / 1,899 sq ft
 First Floor = 117.7 sq m / 1,267 sq ft
 Sheds = 20.7 sq m / 223 sq ft
 Total = 314.8 sq m / 3,389 sq ft



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+)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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