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Copthall Corner

Chalfont St Peter, Buckinghamshire, SL9 0BZ



£925,000 Freehold

A stunning three/four bedroom detached family home that has been superbly designed to fully enjoy its glorious wrap around garden and wonderful bright and spacious accommodation. With beautifully designed interiors throughout, it makes for a beautiful family home. Peacefully nestled away at the end of a mature, private cul de sac, this home enjoys an idyllic position and has potential to extend further, subject to planning permission. The accommodation on the ground floor comprises an entrance lobby, entrance hall, cloakroom, sitting room, dining room, family room, study/bedroom 4 and a conservatory. On the first floor there are three bedrooms, master with dressing area and ensuite shower room and a family bathroom. Further features include gas central heating, double glazing, wall insulation, high skirting boards, coving, a double length attached garage and a glorious rear and side garden. The location is excellent being within walking distance of the village with all its amenities and within easy reach of excellent schools and Gerrards Cross village and train station.

Entrance Lobby

Wooden front door with translucent double glazed coloured leaded light glass insets. Translucent double glazed coloured leaded light window overlooking front aspect. Downlighters. Porcelain tiled floor. Storage cupboard with shelving. Wooden door with clear glass inset leading to:

Entrance Hall

Glass window looking into entrance lobby. Jatoba wood flooring. Coved ceiling. Downlighters. Under stairs cupboard housing gas and electric meters. Two radiators. . Stairs leading to first floor and landing.

Living Room

19' 1" x 12' 8" (5.82m x 3.86m) Dual aspect room with double glazed window overlooking rear garden and sliding double glazed patio doors leading to garden. Feature limestone fireplace with a class 1 gas coal effect fire. Ornate coved ceiling. Dimmer light switches. Radiator. Door to conservatory. Archway to:

Dining Room

12' 8" x 9' 9" (3.86m x 2.97m) Ornate coved ceiling. Down lighters. Double glazed window overlooking garden. Serving hatch from/to kitchen. Radiator.

Conservatory

14' 9" x 9' 0" (4.50m x 2.74m) With double glazed windows overlooking the rear garden. Door to living room. Tiled floor. Wall light point. Double casement doors leading to rear garden.

Study

13' 10" x 7' 2" (4.22m x 2.18m) Coved ceiling. Radiator. Double glazed window overlooking front aspect. Door to:

Inner Lobby

Radiator. Door to living room, door to snug/bedroom 4 and to:

Cloakroom

Suite incorporating WC and wash hand basin set into vanity unit. with cupboards under. and tiled splash back. Radiator. Double glazed translucent window to side aspect.

Snug/Bedroom 4

8' 0" x 7' 2" (2.44m x 2.18m) Storage cupboard, with inbuilt foldaway bed. Coved ceiling. Radiator, Double glazed window overlooking rear garden.

Kitchen

12' 8" x 7' 8" (3.86m x 2.34m) Well fitted with a range of Shaker style wall and base units. Granite work surfaces with splash backs. One and a half bowl stainless steel sink with mixer tap. Four ring halogen hob with extractor fan over. Built in oven. Fitted fridge with ice box. 450mm fitted dishwasher. Down lighters. Coved ceiling. Double glazed window overlooking front aspect. Door leading to:

Utility Room

11' 9" x 8' 0" (3.58m x 2.44m) Fitted with wall and base cabinet units. Circular stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for dryer. Space for freezer. Large storage cupboard. Double glazed window overlooking rear garden. Doors leading to front driveway and rear garden.

First Floor and Landing

Access to insulated and part boarded loft, which houses the gas central heating boiler, with pull down ladder. Airing cupboard with lagged cylinder and slatted shelving. Large storage cupboard. Double glazed window overlooking side aspect.

Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m) Dressing area with full wall length fitted mirrored wardrobes. The bedroom has recessed wardrobes, further fitted wardrobes, vanity unit, bedside units and a chest of drawers. Wall light point. Downlighters. Coved ceiling. Radiator. Double glazed window overlooking front aspect. .

En Suite Shower Room

Fully tiled with a suite comprising shower, wash hand basin set into vanity unit with cupboards under, and WC. Heated towel rail. Downlighters. Radiator. Double glazed window overlooking side aspect. .

Bedroom 2

12' 11" x 9' 4" (3.94m x 2.84m) Fitted wardrobes, Drawer and cupboard units. Down lighter. Radiator. Double glazed window overlooking rear aspect. .

Bedroom 3

9' 9" x 9' 4" (2.97m x 2.84m) Fitted storage units, shelving and work-station. Fitted double wardrobe. Radiator. Double glazed window overlooking rear aspect. .

Family Bathroom

9' 1" x 5' 10" (2.77m x 1.78m) Fully tiled with a modern white suite incorporating bath with Quartz digital shower over, wash hand basin with mixer tap set into vanity unit with drawers under, and WC. Downlighters. Heated towel rail. Wall mounted storage cupboards. Translucent double glazed window overlooking front aspect.

Garage

32' 7" x 9' 5" (9.93m x 2.87m) Double length garage, the rear of which offers the potential to be converted into an office/studio, or home gym. Light and power. Metal up and over door. Two windows overlooking garden. Wooden stable door to garden.

To The Front

A paved and pebble driveway allowing off road parking for several cars. .Coniferous hedging. Outside light point.

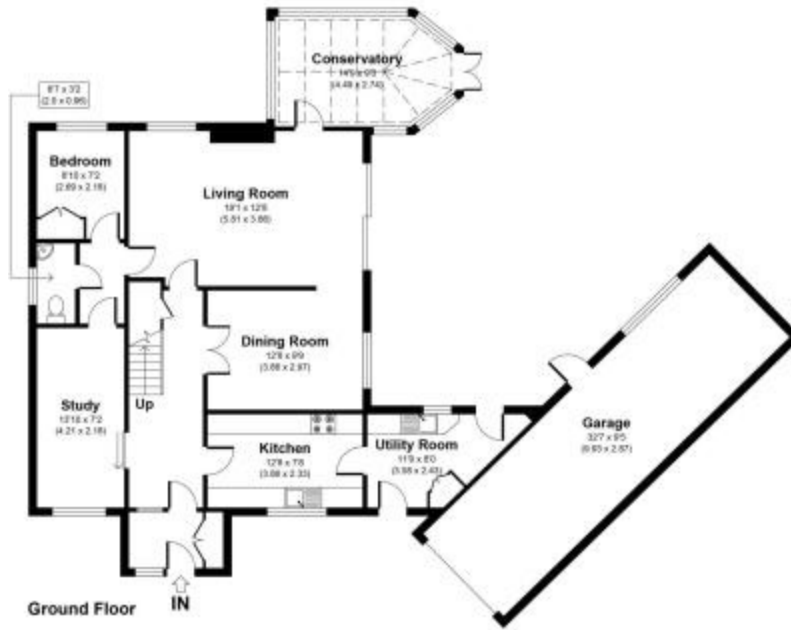
Rear and Side Garden

A glorious private and secluded garden with sandstone patio with interlocking circles joined by natural cobbles and bordered by low box hedging. Pagoda. Dwarf brick walls. Garden mainly laid to lawn, containing an abundance of shrubs and perennials, screened at rear by a beech hedge. Wooden fence boundaries. Flower bed borders. Further paved patio to the rear of the garden. Outside tap point.





First Floor



Ground Floor

Copthall Corner, SL9

APPROXIMATE GROSS INTERNAL AREA 1953 SQ FT / 181.48 SQ M INC. GARAGE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(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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