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SPECIALISTS IN PROPERTY



Kinsella Cottage, Denham Lane, Chalfont St Peter. SL9 0QH.

£2,000,000

Hilton King and Locke are delighted to bring to market Kinsella Cottage. This gated, four double bedrooms near 3000sqft barn conversion is a stunning blend of modern design and rustic charm, spread across three spacious floors as well as multiple outbuildings and menage all situated on over 4 acres of land. The property has underfloor heating throughout, air conditioning in the master bedroom and kitchen/living room and intercom panels on each level.

The entrance, fitted with an intercom and electric gates brings you into the grounds and straight to the property which has plenty of parking at the front as well as a separate car port with electric charging point tucked around the side. The driveway then continues through the grounds and down to the menagerie and barn.

As you enter the property, you are greeted by an open concept living space featuring sleek lines, modern fittings, and expansive windows/doors that frame picturesque views of the surrounding grounds. This room offers space for a high end fitted kitchen with all necessary appliances including double oven, steam oven, microwave, 2 warming draws, full height fridge and freezer, induction hob with pop up extractor, wine fridge and Quooker hot and filtered cold water, ample storage as well as a kitchen island providing additional surface space and storage. The large dining table and seating area help complete this living space which also benefits from stunning views. Two sets of stairs lead off from this room and provide access to the remainder of the house. The stairs at the back of the room lead down to a utility/boot room with washer and dryer, downstairs WC and space for coats and shoes as well as built in cupboards and integrated sink. A door from this area leads you out to the car port.

The stairs by the entrance door lead you past two of the four bedrooms and to the downstairs living room. This is a large space which allows for multiple sofas and units providing a



further room which is ideal for entertaining or creating a family snug. The deceptive panel walls open up to reveal rooms to the side which include a shower room, an additional large storage and comms room which contains all the plumbing and heating controls for the house. There are also bi fold doors leading out to a separate courtyard garden with seating and stairs leading up to the main garden area.

Heading back up the stairs you find yourself at bedroom two and three which are both large double bedrooms with space for wardrobes, drawers and bedside units. There are fitted shutters on the windows and both bedrooms share access to a Jack and Gill style modern bathroom which has a three-piece suite with shower attachment. Moving back to the stairs and up to the top floor you will find bedroom number four although the smallest bedroom in the property, is still a double room with an en-suite and stunning views. Across the hall is the master bedroom, which is a large room featuring built in wardrobes, a skylight, air conditioning, en-suite shower room and separate luxury freestanding bathtub.

Outside, the property is complemented by multiple outbuildings, including a home office/gym. A barn and a menage stands as a focal point, catering to equestrian enthusiasts and providing ample space for equine activities.

Kinsella Cottage has been hand crafted and designed to its maximum potential and offers luxury living as well as having an endearing family touch and homely feel.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# Kinsella Cottage

Approximate Gross Internal Area

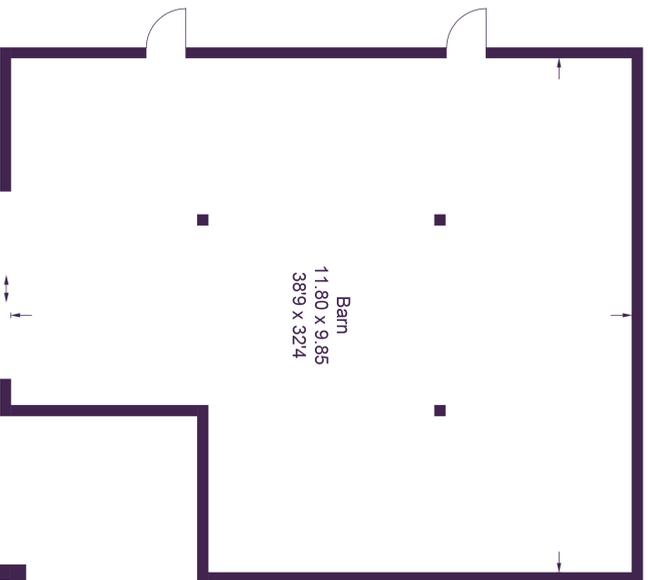
Lower Ground Floor = 83.9 sq m / 903 sq ft

Ground Floor = 115.0 sq m / 1,238 sq ft

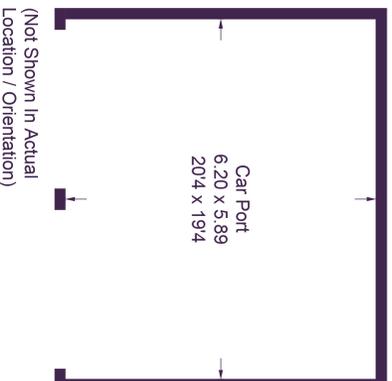
First Floor = 63.5 sq m / 683 sq ft

Outbuildings = 136.5 sq m / 1,469 sq ft

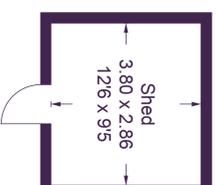
Total = 398.9 sq m / 4,293 sq ft  
(Excluding Car Port)



(Not Shown In Actual  
Location / Orientation)



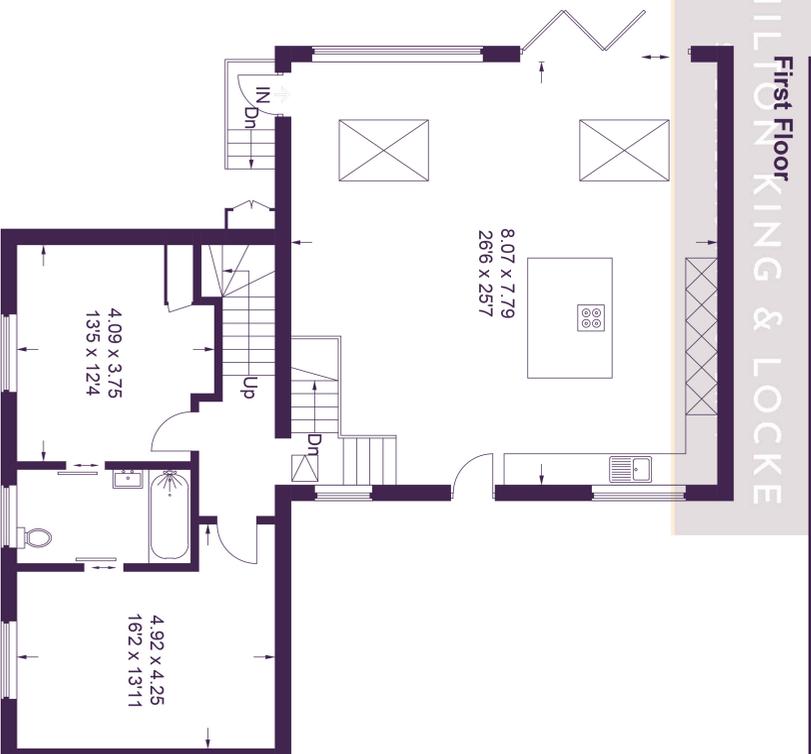
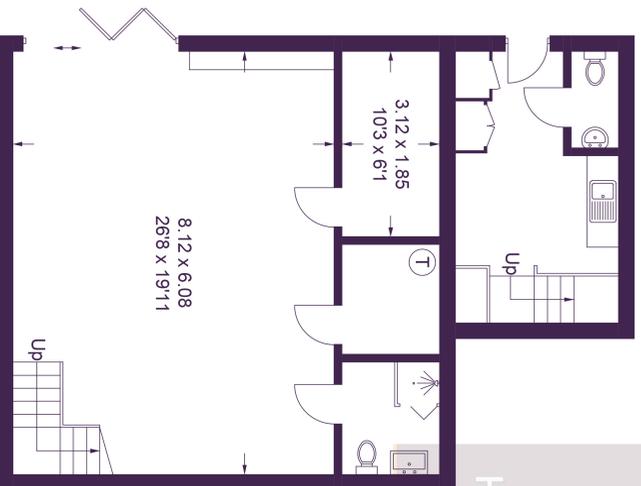
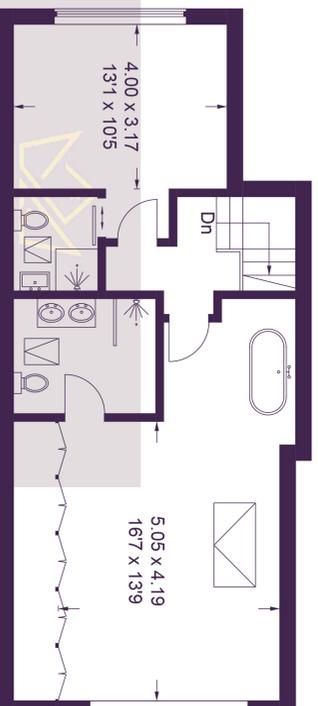
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



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Lower Ground Floor

Ground 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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