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Finches Green, Rickmansworth Lane, Chalfont St Peter, Buckinghamshire. SL9 0LY.

£1,350,000 Freehold



Hilton King & Locke are delighted to bring to the market Finches Green, a handsome five bedroom detached residence of 2686 sqft, occupying a rarely available plot of approaching one third of an acre. The property offers the potential for significant extension and redevelopment, subject to the usual planning consent. This impressive home features a particularly large frontage and South facing rear garden, which create a relatively level plot. Existing accommodation briefly comprises three reception rooms, fitted kitchen, master bedroom with ensuite, three further double bedrooms plus a fifth bedroom/study and family bathroom. There is also a detached double length garage which offers the potential to create an annexe and separate living/working unit (STPP). In addition there is a car port and extensive off street parking.

Upon entering the property, there is a very large spacious hallway which sets the tone for the accommodation on offer. The large living room has front and rear aspect windows, plus double doors leading out to the rear garden. There is both an office which is fitted out with bespoke furniture, plus a study that provides alternative use as a fifth bedroom and overlooks the front of the property. The kitchen is fitted with a range of units and provides ample space for a table and chairs, plus access to a utility room. The kitchen opens out into the family room, which is a fabulous space with dual aspect windows overlooking the garden and double doors leading to the outside. The cloakroom completes the ground floor accommodation on offer.

Moving to the first floor there is an impressive gallery landing with front aspect window. The master bedroom sits directly above the living room and therefore once again features a front and rear aspect, plus a wall of fitted wardrobes and an ensuite bathroom. There are three further excellent size bedrooms, each with fitted wardrobes. The family bathroom plus separate cloakroom, completes the first floor.

To the front of the property there is off street parking for





numerous vehicles on the large driveway, plus mature shrubs, and trees. The South facing rear garden is mainly laid to lawn and has a large paved terrace, plus wide access at the opposite side of the house to the garage, leading to the front of the property.

There is a detached, double length garage which also provides the scope for conversion to create extra accommodation, gym or even an annexe (subject to the usual permissions).

This superb home and plot provides significant potential for further extension and/or redevelopment. A number of properties along this attractive stretch of Rickmansworth Lane have been extended and/or rebuilt. This property offers the opportunity to potentially do the same (STPP).

The property is within a short stroll of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 2.5 miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Chalfont & Latimer (within 4.3 miles) and Amersham (approx. 5.2 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



#### 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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# 90 Rickmansworth Lane

Approximate Gross Internal Area

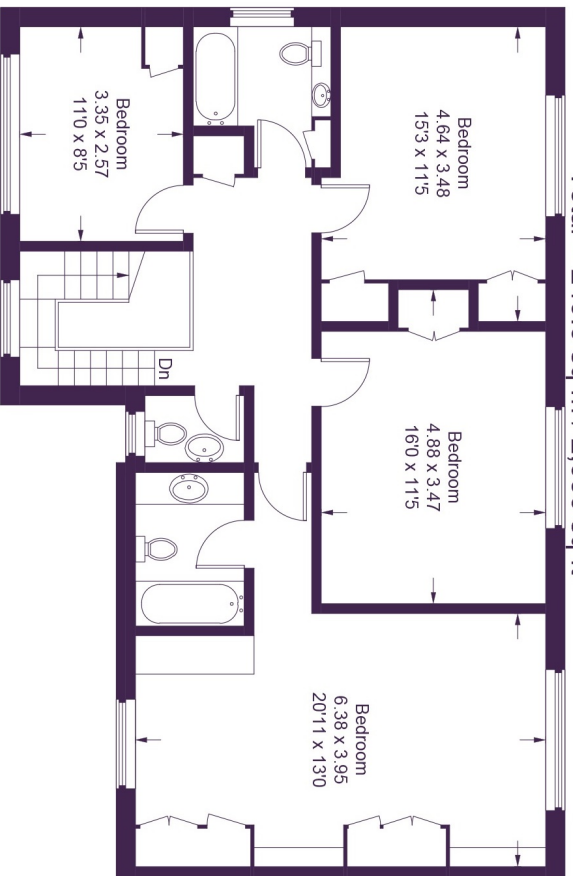
Ground Floor = 123.1 sq m / 1,325 sq ft

(Excluding Car Port)

First Floor = 93.7 sq m / 1,008 sq ft

Garage = 32.8 sq m / 353 sq ft

Total = 249.6 sq m / 2,686 sq ft



First 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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