

rodgers
estate agents



Garners Close
Chalfont St Peter, Buckinghamshire, SL9 0HB



£1,595,000 Freehold

A stunning detached house situated in a quiet cul de sac on the Chalfont Common side of the Village. The property, which has over a 150' rear garden and is in lovely condition throughout, has been substantially extended to create spacious family accommodation over three floors. At the end of the garden is an impressive garden room annex, which has its own kitchen and shower room, which is currently used as a games room, gym, but could be ideal for use as a home office. The property is within easy distance of the village centre with all its amenities and excellent schools and is a short drive of Gerrards Cross village and mainline train station. The accommodation on the ground floor comprises of an entrance hall, cloakroom, drawing room, family room, study, kitchen/ diner and utility room. On the first floor there are four bedrooms, three of which have en suites. On the second floor, in the loft space, are three rooms which are currently being used as a bedroom, dressing room and bathroom. Further features include gas central heating, the ground floor rooms, (excluding the family room) and master bedroom suite, all have under floor heating, double glazing and off street parking for several cars.

Entrance Hall

Wooden door with double glazed glass inset with double glazed windows either side. Two large storage cupboards. Down lighters. Ceiling speaker. Porcelain tiled floor. Feature oak staircase leading to first floor and landing.

Cloakroom

Half tiled with a suite incorporating w.c and wash hand basin with mixer tap with drawer unit under. Fitted mirror. Down lighters. Expel air.

Drawing Room

24' 0" x 15' 0" (7.32m x 4.57m) "L" shaped room with feature fireplace with brick surround and hearth, wooden mantle and wood burner. Ceiling speaker. Two double glazed windows over looking rear aspect. Double casement doors with double glazed glass insets leading to rear.

Family Room

18' 1" x 11' 0" (5.51m x 3.35m) Feature fireplace with brick hearth, wooden mantle and wood burner. Quality oak flooring. Two wall light points. Ceiling speaker. Radiator with ornate cover. Double glazed window over looking front aspect.

Study

15' 10" x 10' 0" (4.83m x 3.05m) TV point. Porcelain tiled floor. Ceiling speaker. Double glazed window over looking front aspect. Double casement doors to:

Kitchen/ Dining Room

37' 6" x 9' 0" (11.43m x 2.74m) Well fitted with oak wall and base units. Granite work surfaces with splash backs. Rangemaster cooker with feature brick surround and oak beam mantle with extractor hood over. Built in coffee machine and microwave. Space for American style fridge/ freezer. Central island providing breakfast bar with granite work surface with inset butler sink with mixer tap and pull out spray. Fitted dishwasher. Fitted wine cooler. Fitted fridge/ freezer. Wood burner. Ceiling speaker. Porcelain tiled floor. Down lighters. Full rear and corner double glazed concertina doors leading to rear. Door to:

Utility Room

Wall cupboard units. Granite work surface with splash back and one and a half bowl stainless steel sink unit with mixer tap and drainer. Waste disposal unit. Down lighters. Plumbed for washing machine & dryer. Porcelain flooring. Door to store room.

First Floor

Galleried Landing

Down lighters. Double glazed window over looking front aspect. Oak wooden staircase leading to second floor and landing.

Bedroom 1

29' 1" x 16' 4" (8.86m x 4.98m) Ceiling speaker. Walk in dressing room with hanging space, drawer and cupboard units, fitted mirror and down lighters. Double glazed window over looking rear aspect. Door to:

En Suite Bathroom

Majority tiled with a suite incorporating bath with mixer tap and shower attachment, w.c., and wash hand basin with mixer tap set into granite vanity with cupboard units under and walk in shower unit. Heated towel rail. Down lighters. Expel air. Tiled floor. Ceiling speaker. Double glazed window over looking rear aspect.

Bedroom 2

En Suite Bathroom

Suite incorporating free standing claw foot bath with mixer tap and shower attachment, w.c and wash hand basin with mixer tap set into granite vanity with shelf units under. Heated towel rail. Down lighters. Expel air. Tiled floor.

Bedroom 3

17' 0" x 10' 0" (5.18m x 3.05m) Two wall light points. Down lighters. Radiator. Double glazed window over looking front aspect. Walk in dressing room with fitted hanging spaces and shelving. and down lighters. Door to:

En Suite Shower Room

Majority tiled with a suite incorporating double width shower, w.c and wash hand basin with mixer tap with drawer units under. Heated towel rail. Two wall light points. Down lighters. Expel air. Tiled floor. Opaque double glazed window over looking front aspect.

Bedroom 4

11' 0" x 8' 10" (3.35m x 2.69m) Double fitted wardrobes. Radiator. Double glazed window over looking front aspect.

Second Floor

Landing

Fitted cupboard unit. Duble glazed window over looking rear aspect. Under eaves storage space. Down lighters. Radiator.

Storage Room

Currently being used as a bedroom. Under eaves storage space. Fitted drawer units. Radiator. Double glazed window over looking rear aspect.

Dressing Room

Under eaves storage space. Down light. Velux roof light.

Bathroom

Half tiled with a suite incorporating bath with mixer tap and shower attachment. w.c and wash hand basin with cupboard unit under. Velux roof light. Heated towel rail. Down lighters. Tiled floor.

Outside

To The Front

Driveway consisting of dark gravel and omate brick work providing off street parking for several cars. Laurel hedge borders. Four outside wall light points. Outside electric point. Storm porch with flagstone paved floor, exposed wooden beam and down lighters.

Store Room

Wall mounted central heating boiler. Hot water tank. Double wooden doors leading to front. Light and power. Work surface.

To The Rear

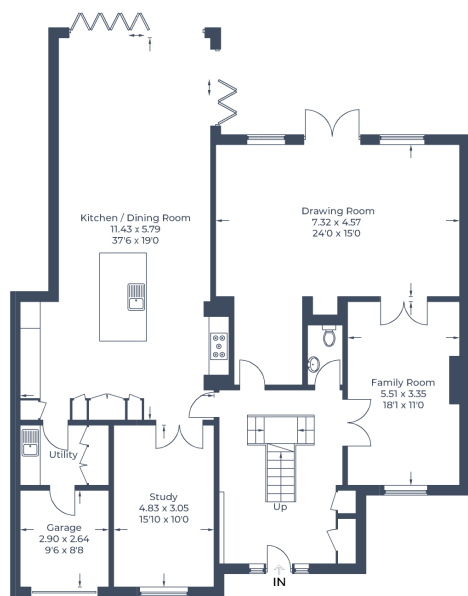
Th,e garden, which is mainly laid to lawn, is circa 150" in length with hedge borders. Mature trees. Quality patio area with purpose built stone seating and table. Outside light points. Pedestrian side access with wrought iron gate.

Annex

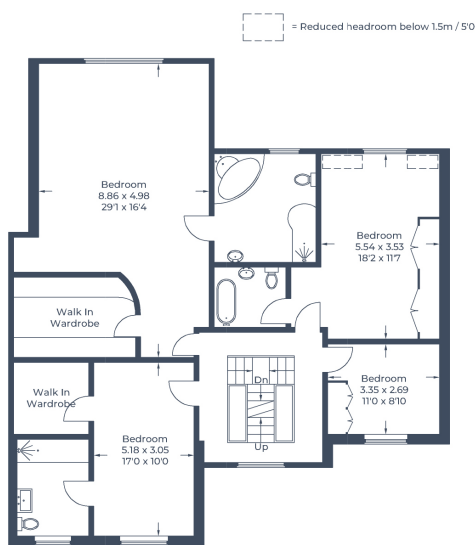
Large open plan room with living space, kitchen and shower room off. The room has under floor heating and downlighters. The kitchen has work surfaces with a stainless steel sink unit with mixer tap and drainer and is well fitted with wall and base units. Breakfast counter. Fitted oven and hob with extractor hood over. Plumbed for washing machine. Space for upright fridge/ freezer. The shower room has a suite incorporating w.c, wash hand basin with mixer tap and walk in shower. Expel air. Double glazed window over looking rear aspect. Double glazed windows over looking garden and double glazed sliding patio doors to garden. Large patio area. Outside light points. Incorporated garden storage room.



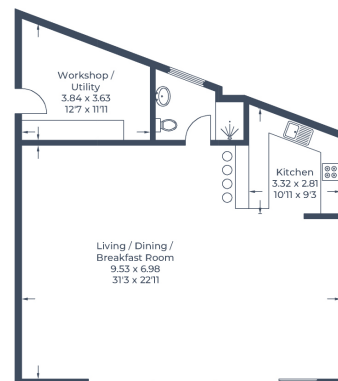
Approximate Gross Internal Area
 Ground Floor = 172.3 sq m / 1,855 sq ft
 First Floor = 138.7 sq m / 1,493 sq ft
 Second Floor = 48.5 sq m / 522 sq ft
 Outbuilding = 85.8 sq m / 923 sq ft
 Total = 445.3 sq m / 4,793 sq ft



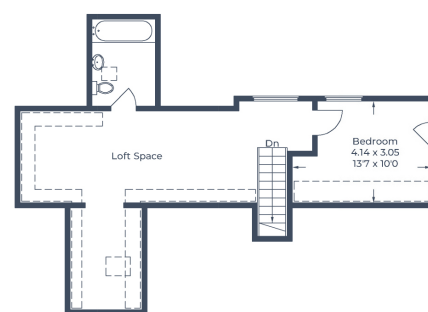
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Rodgers Estate Agents



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

For further information or an appointment to view please call: **Harefield 01895 823333 Market Place 01753 880333**