

rodgers
estate agents



Gravel Hill

Chalfont St Peter, Buckinghamshire, SL9 9QS



£695,000 Freehold

A charming and unique, turn of the century extended cottage which is centrally located within a few minutes' walk of the Village centre with all its amenities and excellent schools. Over 1,900 square feet, the cottage has been greatly extended over the years and offers superb accommodation and is in excellent condition throughout. The accommodation on the ground floor comprises a sitting room, family area, dining room, kitchen/breakfast room and a utility room. On the first floor there are four bedrooms, two of which have en-suites, and a family bathroom. There is also a loft room. Further features include gas central heating, double glazing, a front garden and a good size rear garden.

Entrance Porch

UPVC front door with opaque leaded light double glazed glass insets and opaque leaded light double glazed window to side. Tiled floor. Cloaks cupboard. Downlighter. Casement door with clear glass inset leading to:

Sitting Room

17' 3" x 16' 3" (5.26m x 4.95m) Feature fireplace with wooden mantle and marble hearth and inset covered ceiling. Dado rail. Radiator. Double glazed leaded light bay window overlooking front aspect.

Inner Lobby

Stairs leading to first floor and landing. Door to kitchen and double casement doors to:

Family/Dining Room

23' 3" max x 16' 7" max (7.09m x 5.06m) L shaped room with double casement doors, with double glazed glass insets, and with double glazed windows either side, leading out to rear garden. Wooden beam ceiling. Downlighters. Two radiators.

Kitchen

23' 0" max x 13' 8" max (7.01m x 4.16m) Well fitted with Shaker style wall and base units. Granite effect work surfaces with splash backs. Fitted oven. Four ring electric hob with expel air over. Large breakfast counter. Coved ceiling. Downlighters. Wooden beam ceiling. Laminate flooring. Leaded light double glazed window overlooking side aspect. Archway to:

Utility Room

Granite effect work surface. One and a half bowl Franke sink unit with mixer tap and drainer. Plumbed for dishwasher and washing machine. Space for dryer. Space for upright fridge/freezer. Two double glazed leaded light windows overlooking side aspect. Casement door with double glazed leaded light glass inset.

Cloakroom

White suite incorporating WC, and wash hand basin, with tiled splash back, set into vanity unit with cupboard under. Downlighter. Expel air.

First Floor

Landing

Coved ceiling. Dado rail. Downlighters. Storage cupboard. Stairs leading to second floor.

Bedroom One

16' 3" x 12' 6" (4.96m x 3.8m) Full wall length fitted mirror sliderobes. Wooden beam ceiling. Two wall light points. Radiator. Double glazed window overlooking rear aspect. Door to:

En Suite Shower Room

Partly tiled with a white suite incorporating fully tiled walk in shower, WC, and wash hand basin set into vanity unit with cupboard under. Downlighters. Wall mounted cupboard units. Expel air. Radiator. Double glazed leaded light window overlooking side aspect.

Bedroom Two

11' 9" x 10' 6" (3.57m x 3.20m) Coved ceiling. Radiator. Double glazed leaded light window overlooking side aspect. Door to:

En Suite Shower Room

Partly tiled with a suite incorporating fully tiled walk in shower, wash hand basin and WC. Tiled floor. Downlighters. Expel air. Radiator. Double glazed leaded light window overlooking side aspect.

Bedroom Three

12' 0" max x 10' 9" (3.67m x 3.28m) Fitted double wardrobe with cupboards above. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

Bedroom Four

9' 0" x 8' 9" (2.74m x 2.67m) Fitted wardrobe with cupboards above. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, WC, and wash hand basin with mixer tap. Airing cupboard with lagged cylinder and slatted shelving and wall mounted central heating boiler. Downlighters. Expel air.

Second Floor

Loft Room

12' 1" x 11' 8" (3.69m x 3.56m) Under eaves storage space. Velux roof light. Downlighters.

Outside And Gardens

Front Garden

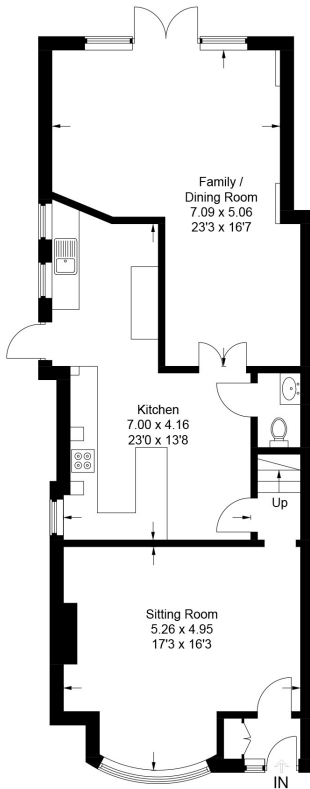
Area laid to lawn with brick wall, wooden fence and hedge boundaries. Flower bed borders. Paved pathways. Steps leading to front door.

Rear Garden

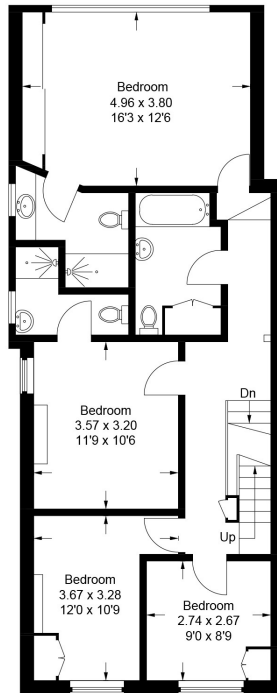
The private rear garden, which is circa 90' in length, is terraced. Immediately to the rear of the cottage is a paved patio area with steps that lead to the garden which has wooden fence and brick boundaries, and flower beds with a variety of shrubs and plants. The area at the very end of the garden has two wooden garden sheds and is planted with mature trees. There is a pedestrian side access with wooden gate. Outside tap point.



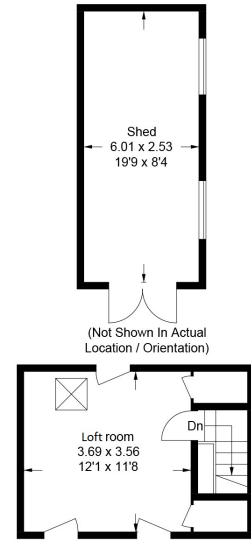
Approximate Gross Internal Area
 Ground Floor = 82 sq m / 883 sq ft
 First Floor = 78.2 sq m / 842 sq ft
 Second Floor = 17.6 sq m / 189 sq ft
 Shed = 15.3 sq m / 165 sq ft
 Total = 193.1 sq m / 2,079 sq ft



Ground Floor



First Floor



Second 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.
 © CJ Property Marketing Ltd 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com