



Pheasant Walk
Chalfont St Peter, Buckinghamshire, SL9 0PW



£1,000,000 Freehold

Situated on a 0.25 acre plot with spectacular views over the Misbourne Valley, a detached house situated in a highly sought after, quiet residential cul de sac on the outskirts of the village. The property offers spacious and versatile accommodation and planning permission was granted in 2012, since lapsed (Chiltern District Council planning CH/2012/0249/FA) to extend the property to 3,800 square feet. The planning approval was for a five bedroom, seven reception room modern family dwelling with raised rear terrace taking advantage of the rear views across the valley. The present accommodation on the ground floor comprises of an entrance hall, cloaks/ shower room, lounge, sitting room, dining room, kitchen and utility room. On the lower ground floor there is a further reception room/ home office and storage rooms. On the first floor there are four bedrooms, a bathroom and separate w.c. Further features include gas central heating, part double glazed, off street parking for several cars, an integral garage, a detached garage, swimming pool and wrap around south westerly facing gardens to three sides. Viewing is highly recommended.

Ground Floor

Enclosed Porch

Door with clear glass insets. Red tiled floor. Windows over looking front aspect. Wooden door with opaque glass inset leading to:

Entrance Hall

"T" shaped. Large under stairs cupboard. Cloaks cupboard. Stairs leading to first floor and landing. Two radiators. Opaque window looking into front porch.

Shower room/ Cloakroom

Fully tiled with a white suite incorporating w.c, wash hand basin and walk in shower. Opaque window looking into front porch.

Sun Lounge

22' 5" x 14' 9" (6.83m x 4.50m) Windows overlooking side and rear aspects. Coved ceiling. Three radiators. Double trap door opening onto a wooden stairs that lead down to the home office. Archway to sitting room and to:

Living Room

16' 10" x 10' 10" (5.13m x 3.30m) Double aspect room with windows over looking front and side aspects. Feature brick fireplace with tiled hearth and mantle. Three wall light points. Radiator.

Dining Room

12' 0" x 9' 11" (3.66m x 3.02m) Double casement doors with opaque glass insets leading to sitting room. Coved ceiling. Radiator.

Kitchen/ Breakfast room

11' 11" x 10' 11" (3.63m x 3.33m) Double aspect room with windows over looking side and rear aspects. Well fitted with wall and base units. Granite effect worksurfaces with tiling over. Stainless steel sink unit with drainer. Space for freestanding electric cooker. Fitted fridge and freezer. Plumbed for dishwasher. Coved ceiling. Radiator. Door to:

Utility Room

Butler sink with tiled splashback. Plumbed for washing machine. Heated towel rail. Wall mounted Worcester central heater boiler. Casement door with opaque glass inset leading to side. Door to integral garage.

Lower Ground Floor

Study/ Home Office

22' 5" x 14' 9" (6.83m x 4.50m) Windows over looking garden and swimming pool. Double casement doors with clear glass insets leading to patio. Two wall light points. Two radiators. Door to:

Storage Rooms

Three internal storage rooms with light and power, one of the rooms housing the swimming pool heating pump and controls

First Floor

Landing

Access to insulated loft with light and retractable ladder. Window over looking front aspect.

Bedroom 1

16' 10" x 10' 11" (5.13m x 3.33m) Triple aspect room with windows over looking front, side and rear aspects. Wall light point. Radiator.

Bedroom 2

18' 1" x 9' 1" (5.51m x 2.77m) Built in double wardrobe. Wash hand basin. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Window over looking front aspect.

Bedroom 3

12' 1" x 10' 11" (3.68m x 3.33m) Double aspect room with windows over looking rear and side aspects. Radiator.

Bedroom 4

12' 0" x 10' 1" (3.66m x 3.07m) Radiator. Window over looking rear aspect.

Bathroom

Half tiled with a suite incorporating bath with mixer tap and shower attachment. and wash hand basin Heated towel rail. Opaque window over looking side aspect.

Seperate W.C

Window over looking front aspect. Under eaves storage.

Outside

To The Front

Driveway providing off street parking for several cars.

Integral Garage

15' 7" x 9' 11" (4.75m x 3.02m) Up and over metal door. Light and power. Window over looking side aspect.

Detached Garage

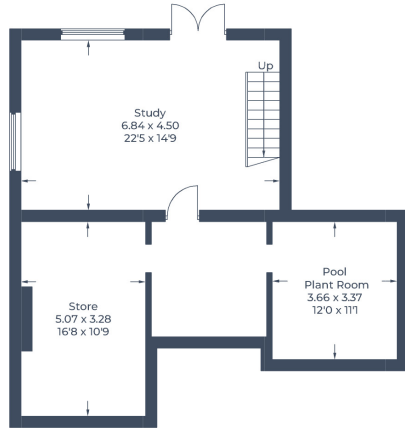
19' 3" x 9' 2" (5.87m x 2.79m) Stock brick built with metal up and over door. Under eaves storage space. Window over looking side aspect. Light and power.

To The Side And Rear

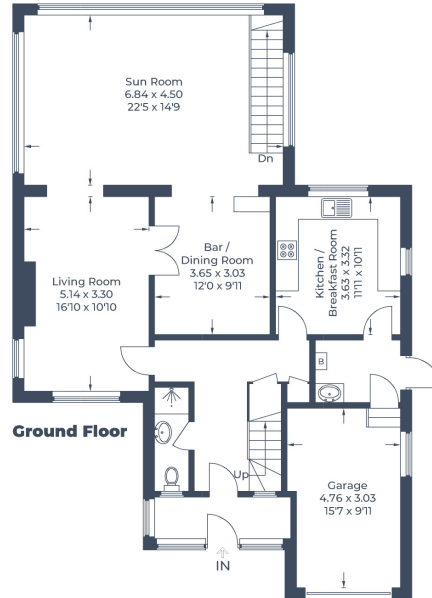
A secluded and private south westerly garden mainly laid to lawn with hedge boundaries part backing onto woodland, Heated outdoor swimming pool with paving around. Paved patio area. Variety of shrubs and trees. Flower bed borders. Outside tap point. Outside lighting. Pedestrian side access on both sides.



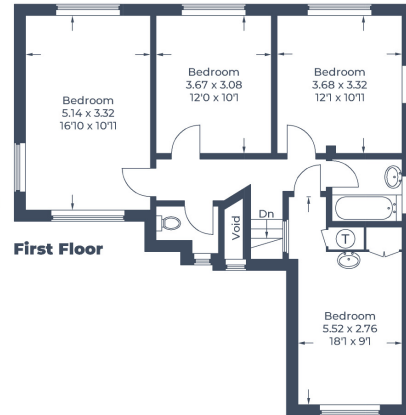
Approximate Gross Internal Area
 Lower Ground Floor = 72.4 sq m / 779 sq ft
 Ground Floor = 113.3 sq m / 1,219 sq ft
 First Floor = 68.2 sq m / 734 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 270.3 sq m / 2,908 sq ft
 (Excluding Void)



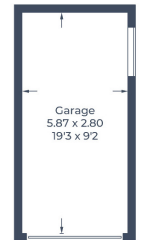
Lower Ground Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(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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