

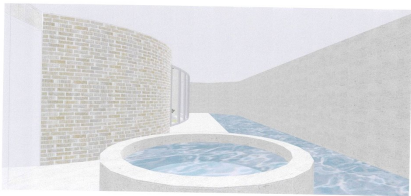
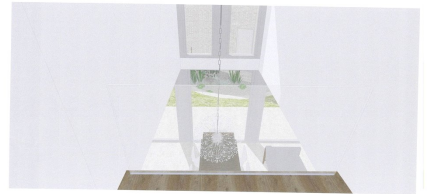
Sandy Rise

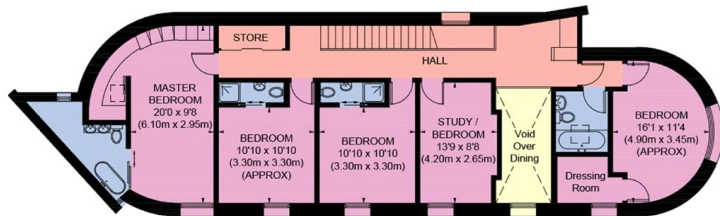
CHALFONT ST PETER, SL9 9TR



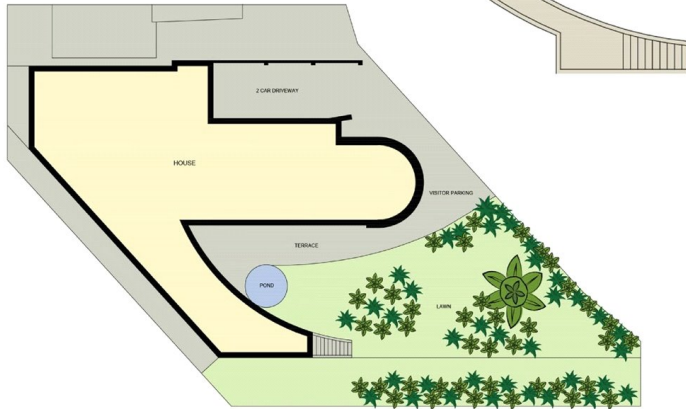
£650,000

Rodgers Estate Agents are delighted to offer a site, with planning permission, for a single house development opportunity on the prestigious Chalfont Heights private estate within easy walking distance of the village with all its amenities. Gerrard's Cross village with its Chiltern Line train station to London Marylebone is approximately 1.3 miles away. The plot has been cleared and the proposed scheme is for a unique and modern new build house totalling just under 3,500 sq ft. (Ref. No: PL/21/0077/FA). The accommodation is flexible and can be altered depending on what layout a buyer would like to build. See the floor plan layout showing: Ground floor - includes four open plan reception rooms, Kitchen/ Breakfast Room, Utility, Spa with Steam Room, Sauna and Jacuzzi, Cinema Room, Garden Workshop, Long Garage. First floor - includes five bedrooms, four en-suite. Outside is a landscaped garden with garage and off street parking for up to 4 vehicles. In the virtual tour a different design is shown with a Jacuzzi and Lap Pool.





**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1162 SQ FT**



SITE PLAN



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2314 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 3476 sq. ft / 323 sq. m
(INCLUDING GARAGE)**

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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