# rodgers estate agents







## Nortoft Road

CHALFONT ST PETER, SL9 0LB



## £1,200,000

With a secluded and private garden, a stunning four/five bedroom detached house situated on a corner plot on the outskirts of the village immaculately presented with attention to detail evident at every turn. The owners, over the last ten years, have created a beautiful home with flexible accommodation with ample space for family living both inside and out. There is a 35' reception room on the ground level that is currently being used as an annex and can remain so should any purchaser wish it to be retained. The location of this spectacular residence is excellently located for those who want both the country feel while still being within easy reach of all conveniences for modern day living. The property is within easy reach of the village with all its amenities and schools and only a short drive to Gerrards Cross village and train station.

#### **ENTRANCE HALL**

Oak door with ornate opaque glass inset. Travatine tiled floor. Coved ceiling. Down lighters. Cloaks cupboard with slatted shelving and electric consumer board. Dimmer switch. Radiator. Double glazed window. Half return oak staircase leading to first floor and landing with under stairs cupboard.

#### DRAWING ROOM/BEDROOM

33' 6" x 16' 9" (10.20m x 5.11m) Currently being used as an annex with en suite bathroom. Feature lantern ceiling light with fitted blinds. Fitted wardrobes. Double glazed casement doors leading to patio. Double glazed leaded light window. Down lighters. Coved ceiling. Tiled floor with underfloor heating. Door to:

#### **EN SUITE BATHROOM**

Majority tiled with a white suite incorporating bath, WC, wash hand basin with mixer tap and shower. Heated chrome towel rail. Down lighters. Built in television. Opaque double glazed window.

#### TV ROOM

12' x 10' 6" (3.66m x 3.20m) Coved ceiling. Down lighters. Radiator. Double glazed window.

#### **OFFICE/ STUDY**

6' 3" x 5' 9" (1.91m x 1.76m) Down lighters. Coved ceiling. Radiator. Opaque double glazed window.

#### **DINING ROOM**

11' 10" x 10' 5" (3.60m x 3.18m) Coved ceiling. Down lighters. Radiator. Double glazed leaded light window

### KITCHEN/BREAKFAST/FAMILY ROOM

22' 1" x 18' 3" (6.72m x 5.57m) Triple aspect room with double glazed bi folding doors, two double glazed windows overlooking the garden and a further double glazed window overlooking the front aspect. Travatine tiled floor with under floor heating. Coved ceiling. Down lighters. Shaker style kitchen, well fitted with wall and base units. Granite work surfaces and splash backs. One and a half bowl stainless steel sink unit with mixer tap, boiling water tap and waste disposal unit. Built in oven and microwave. Induction hob with extractor hood over. Fitted fridge and wine cooler. Fitted dishwasher. Free standing island with granite work surface and cupboards under. Double doors to dining room. Door to:

#### UTILITY ROOM

12' 6" x 11' 6" (3.80m x 3.51m) Shaker style wall and base units. Granite work surfaces. Stainless steel sink unit with mixer tap. Space for large fridge/freezer. Travatine tiled floor with under floor heating. Cupboard housing a wall mounted Valiant boiler and pressurised water system cylinder. Plumbed for washing machine and dryer. Double glazed window. Casement door with double glazed glass inset. Door to:

#### **CLOAKROOM**

Partly tiled with white suite incorporating WC and circular wash hand basin with mixer tap and drawer unit under. Coved ceiling. Down lighter. Travatine tiled floor with under floor heating. Opaque double glazed window.

#### HALF GALLERIED LANDING

Recess with under eaves storage. Double glazed window. Large walk in airing cupboard with slatted shelving.

#### **BEDROOM 1**

12' 1" x 11' 6" (3.68m x 3.50m) Double aspect room with double glazed casement doors with a Juliette balcony and a Velux roof light. Feature vaulted ceiling with wooden beams and hidden lighting. Under eaves storage spaces. Radiator. Walk in dressing room with fitted shelving, Velux roof light and down lighters. Door to:

#### **EN SUITE BATHROOM**

Fully tiled with a white suite incorporating WC, wash hand basin with drawer units under, bath with mixer tap and walk in shower. Feature mosaic tiled wall with inset shelving. Tiled floor with underfloor heating. Heated towel rail. Double glazed window.

#### **BEDROOM 2**

18' 3" x 10' 7" (5.55m x 3.22m) Double aspect room with a Velux window and a double glazed window. Under eaves storage spaces. Down lighters. Coved ceiling. Radiator.

#### **BEDROOM 3**

 $10^{\circ}$  6" x  $10^{\circ}$  (3.19m x 3.05m) Under eaves storage space. Down lighters. Radiator. Double glazed window.

#### **BEDROOM 4**

10' x 5' 11" (3.05m x 1.80m) Down lighters. Radiator. Double glazed window.

#### **BATHROOM**

Fully tiled with a white suite incorporating bath with mixer tap, WC, wash hand basin with mixer tap and walk in shower. Heated towel rail. Down lighters. Tiled floor. Opaque double glazed window.

#### FRONT GARDEN

Wooden built storm porch. Brick driveway providing off street parking for several cars. Car port. Outside light points. Beech hedging. Flower bed borders. Pedestrian side access to both sides.

#### **REAR & SIDE GARDEN**

To the rear is a stone paved patio with inset lighting. There is a large wooden lean to wooden shed with light and power with a door leading to a wide side passage, ideal for storage. To the side is the private and secluded garden which is mainly laid to lawn with beech hedging. Outside tap point. Outside flood lighting.

#### GARDEN ROOM.

With light and power. TV point and Wi fi. Two large storage cupboards. Double glazed casement doors. Double glazed window.













Approximate Gross Internal Area
Ground Floor = 151.0 sq m / 1,625 sq ft
First Floor = 87.4 sq m / 941 sq ft
Store = 8.8 sq m / 95 sq ft
Games Room = 16.2 sq m / 174 sq ft
Total = 263.4 sq m / 2,835 sq ft





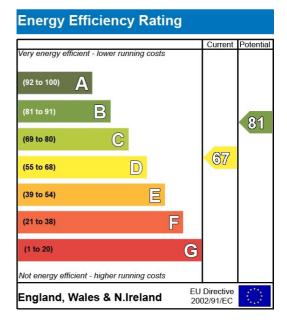
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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30 Market Place Chalfont St Peter Buckinghamshire SL9 9DU csp@rodgersestates.com

Harefield Middlesex UB9 6BJ harefield@rodgersestates.com

5 Park Lane