



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. Travertine 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. Travertine 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. Travertine tiled floor with under floor heating. Cupboard housing a wall mounted Vaillant 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. Travertine 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 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' 6" x 10' (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.

© CJ Property Marketing Ltd



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

csp@rodgersstates.com

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

harefield@rodgersstates.com