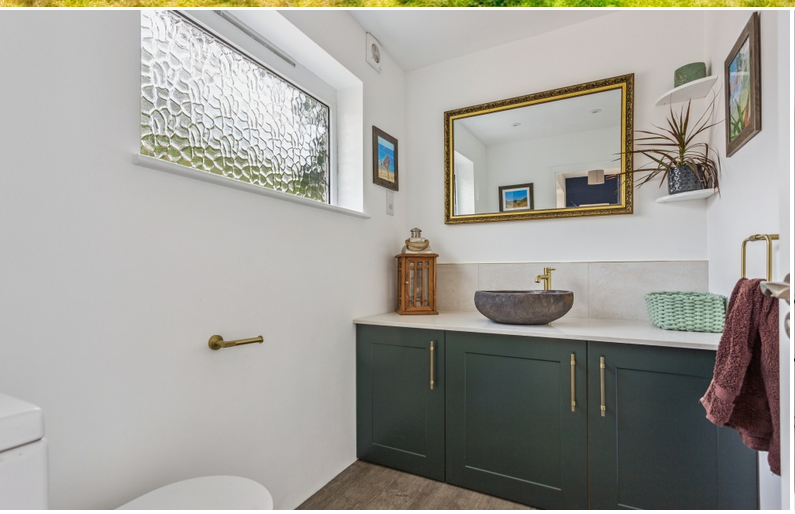
rodgers
estate agents







Highlands Lane

Chalfont St Peter, Buckinghamshire, SL9 0DL



£1,250,000 Freehold

A deceptively spacious, extended detached family home located at the end of a sought after cul de sac on the Chalfont Common side of the village. The property has been extended extensively creating a superb modern home ideal for family living. To the front there is off street car parking for several cars and a gated side entrance. This spacious home extends to 2,500 square feet (excluding detached double garage) and as you step through the front door into the property, you cannot help but admire the beauty of the finishes and décor which complement each other. The accommodation briefly comprises, on the ground floor, a generous entrance hall with guest w.c with a study room off. The hallway leads you to a stunning open plan kitchen/ dining/ lounge with two sets of concertina patio doors leading to the rear garden. Off this room is a family room. On the first floor are five double bedrooms, the master and guest bedrooms with en suites and a family bathroom. The house has gas central heating, under floor to ground level, double glazing, a detached double garage and over a 90' rear garden. Enjoying an enviable location, the property is within easy reach of the village with all its amenities and excellent schools.

Entrance Hall

UPVC front door with opaque double glazed glass inset. Two opaque double glazed windows either side over looking front aspect. Quality porcelain tiled flooring. Under stairs cupboard. Dimmer switches. Radiator. Stairs leading to first floor and landing. Door to study and double casement doors with clear glass insets leading to main reception area.

Cloakroom

White suite incorporating w.c and ornate wash hand basin with mixer tap on a granite surface with splash back and cupboards under. Down lighters. Expel air. Radiator. Opaque double glazed window over looking front aspect.

Lounge/ Dining/ Kitchen

30' 10" max x 28' 5"max (9.40m x 8.66m) A stunning reception area with quality porcelain tiled floor with two sets of Origin Bi Fold doors leading out to patio.The kitchen rea is extremely well fitted with grey wall and base units. Granite work surfaces with splash backs. Sink unit with flexible / movable multi-f unction spray mixer tap. Feature central island with granite work surface providing breakfast counter seating area for up to six people with fitted electric hob and touch control downdraft cooker hood extractor Built in oven and grill. Fitted fridge and freezer. Fitted dishwasher. Downlighters. Expel air. Double glazed window overlooking side aspect. Double casement doors with clear glass insets leading to:family room. Door to:

Utility Room

15' 10" x 6' 11" (4.83m x 2.11m) Double aspect room with casement doors with double glazed glass insets leading to front and rear and double glazed windows over looking front and rear aspects. Fitted with work surface with stainless steel sink unit with mixer tap. Fitted cupboard units. Plumbed for washing machine and dryer. Mega flow tank and wall mounted central heating boiler unit. Water softener. Down lighters.

Family Room

13' 2" x 11' 11" (4.01m x 3.63m) Radiator. Double glazed window over looking side aspect.

Study

13' 5" x 7' 6" (4.09m x 2.29m) Upright radiator. Double glazed window over looking front aspect.

First Floor

Landing

Access to insulated loft with light and power. Pull down aluminium ladder. Double glazed window over looking front aspect. Storage cupboard.

Bedroom 1

18' 9" x 12' 4" (5.71m x 3.76m) Large walk in dressing area. Double dimmer switch. Down lighters. Radiator. Double glazed window over looking rear aspect. Door to:

En Suite Bathroom

White suite incorporating bath, w.c wash hand basin with mixer tap and drawer units under and walk in shower with mosaic tiling. Down lighters. Expel air. Upright heated towel rail. Opaque double glazed window over looking side aspect.

Bedroom 2

18' 0" max x 9' 3" max (5.49m x 2.82m) Space for wardrobes. Upright radiator. Double glazed window over looking rear aspect.

En Suite Shower Room

White suite incorporating w.c, wash hand basin with tiled splash back mixer tap and drawer units under and fully tiled walk in shower. Fitted mirror and wall light. Down lighters. Expel air. Heated towel rail. Opaque double glazed window over looking side aspect.

Bedroom 3

12' 4" x 11' 2" (3.76m x 3.40m) Radiator. Double glazed window over looking front aspect.

Bedroom 4

14' 1" x 9' 11" (4.29m x 3.02m) "L" shaped with a built in wardrobe. Upright radiator. Double glazed window over looking front aspect.

Bedroom 5

11' 9" x 8' 4" (3.58m x 2.54m) Dimmer switch. Upright radiator. Double glazed window over looking rear aspect.

Bathroom

Partly tiled with a white suite incorporating bath, w.c, wash hand basin with mixer tap and drawer units under and fully tiled walk in shower. Down lighters. Fitted mirror with wall light point above. .Heated towel rail. Expel air. Opaque double glazed window over looking side aspect.

Outside

Detached Double Garage

Brick built with an electrically operated wooden up and over door. Pedestrian wooden door with opaque glass inset and opaque window. Light and power.

To The Front

Gravel driveway providing off street parking for several cars. Hedge boundary. Storm porch. Outside light point.

To The Rear

Circa 100' in length, a secluded and private garden mainly laid to lawn with hedge, fence and brick wall borders. Two large white porcelain paved patios. Wooden garden shed. Brick built barbeque. Wide variety of shrubs, trees and planting. Outside light points. Outside electrical point. Outside tap. Pedestrian side access with wooden gate.



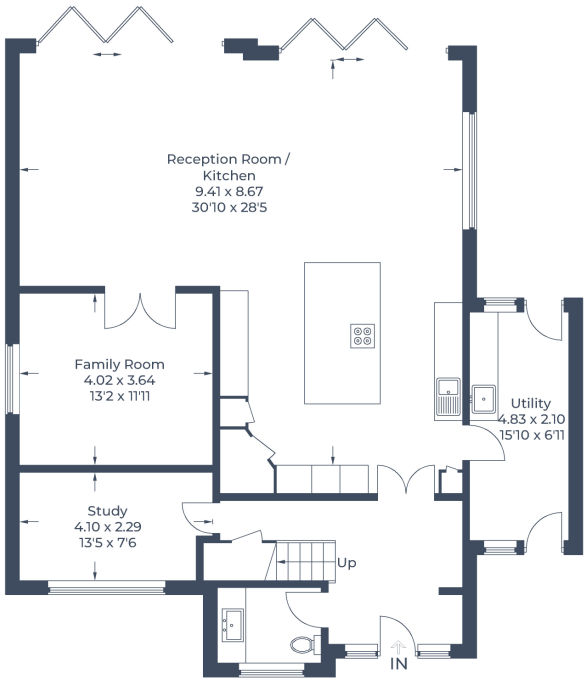




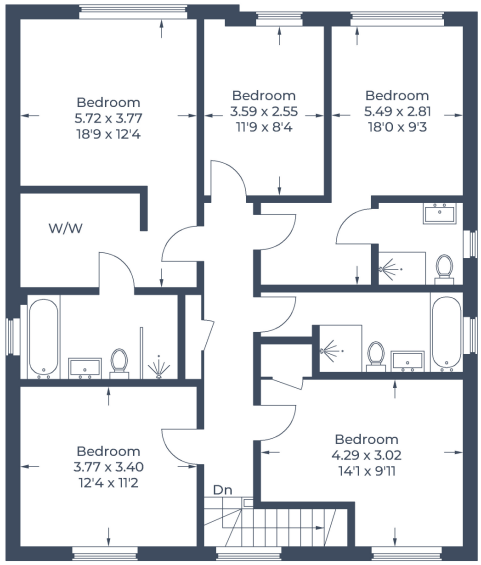




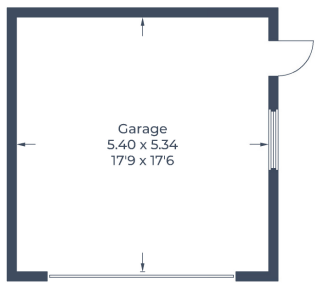
Approximate Gross Internal Area
Ground Floor = 124.9 sq m / 1,344 sq ft
First Floor = 104.5 sq m / 1,125 sq ft
Garage = 29 sq m / 312 sq ft
Total = 258.4 sq m / 2,781 sq ft



Ground Floor



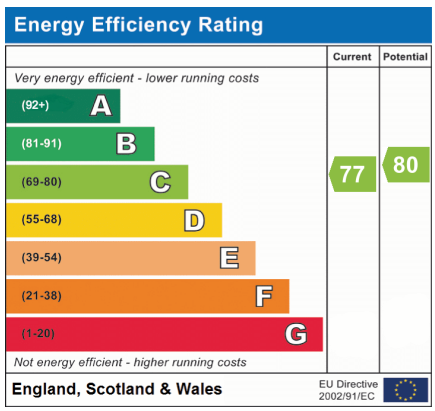
First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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