The Frost Partnership

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Field House Barn, Bowstridge Lane, Chalfont St Giles, Bucks HP8 4RQ

Price £2,395,000 (Freehold)

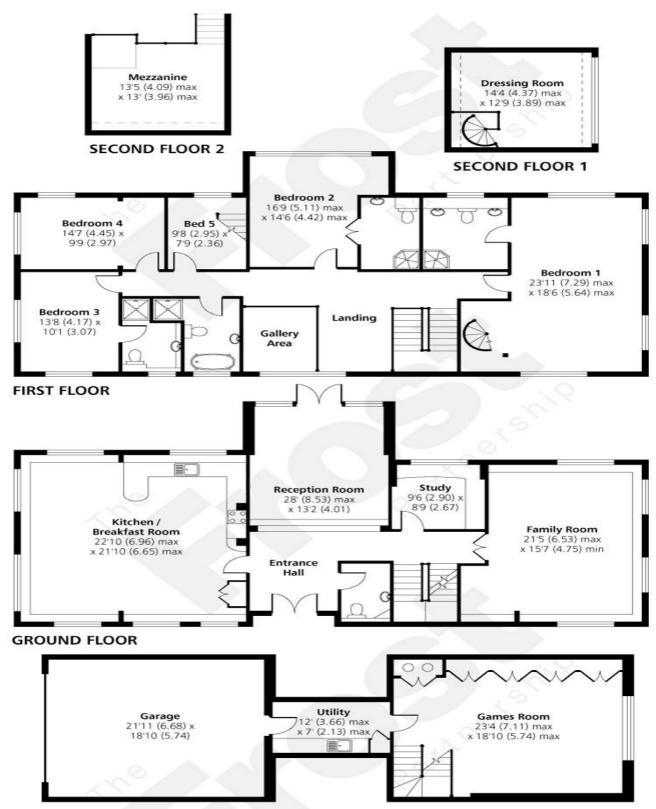








- Five bedrooms
- 22ft x 21ft kitchen/breakfast/family room Four bath/shower rooms
- Games room and Utility room
- Three reception areas
- Circa two acres (Double garage plus car port)



LOWER GROUND FLOOR

GROSS FLOOR AREA
INTERNAL 4343 SQFT 403 SQMETRES

FIELD HOUSE BARN, BOWSTRIDGE LANE

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by The Frost Partnership and no guarantee as to their operating ability or their efficiency can be given.

This imposing five bedroom family home enjoys a wonderfully secluded setting in landscaped grounds of approximately 2 acres. Reception hall, three receptions, games room, kitchen/breakfast/family room, utility, cloakroom, double garage, car port. VIEWING HIGHLY RECOMMENDED.

This imposing family residence enjoys a wonderfully secluded setting in landscaped grounds of 2 acres. Reception hall, three receptions, games room, kitchen/breakfast/family room, utility, cloakroom, three bedroom suites, two further bedrooms and family bathroom, double garage, car port.

UNDERGROUND PARKING * MAGNIFICENT SPACIOUS GALLERIED HALL * LARGE KITCHEN/BREAKFAST/FAMILY ROOM * MASTER SUITE WITH SPIRAL STAIRCASE TO DRESSING AREA * NATURAL LIMESTONE TILES * OAK FLOORING * NEW DOUBLE GLAZED WINDOWS 2015

LOCATION

Bowstridge Lane is a winding country lane, running adjacent to the Misbourne Valley, between the villages of Chalfont St. Giles and Chalfont St. Peter. The village of Chalfont St.Giles offers day to day shopping facilities, including library, doctors' surgery and post office, together with infant and junior schools. The larger towns of Beaconsfield, Gerrards Cross and Amersham are just a short drive and offer a more comprehensive range of facilities. For the commuter the national motorway network can be accessed at Denham (M40, J1) for convenience to London, Heathrow and the M25 motorway network. The metropolitan line rail service to London Baker Street is available at Chalfont & Latimer station, together with the Chiltern Line into London Marylebone. The area is renowned for its grammar schools, with the property falling into catchment for Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls.

THE PROPERTY

Field House Barn is a very attractive traditional barn built in recent years, utilising period materials believed to date back to 1850. The barn was originally situated close-by in Chalfont Park and there is evidence that a number of ship's timbers have been used within the structure suggesting that some of the materials may date back to the mid/late 1700's. The house has been constructed with great flair and imagination and offers open-plan entertaining areas, and more formal family areas. Of note are the galleried 'mezzanine' floors above the master bedroom suite and one of the guest bedrooms, the lower ground floor containing the games room and separate utility room, and the wonderful open-plan reception hall/dining room. The house is laid out as within the attached floor plans, approached up a long winding gravel driveway from Bowstridge Lane leading to steps and double American Elder front doors. The gardens and grounds encircle the house, are laid to lawn, with a large private terrace and walled garden. There is also a raised terraced area accessed from the large kitchen/breakfast/family room. The log cabin within the grounds is currently used as an office.

SERVICES

Mains water, electricity, private drainage, oil fired central heating.

DIRECTIONS

From the M40 (J1), bear right signposted to Gerrards Cross. After approximately 0.75 mile, turn right onto the A413 signed to Amersham and follow this over two mini-roundabouts. At the third roundabout, turn left, signed to Chalfont St Giles, pass the village green and continue up through the village to the next mini-roundabout. Turn left into Narcot Lane and follow for approximately 2 miles, where Bowstridge Lane will be found on the left hand side, with Field House Barn the first property on the left behind electric wooden gates.

AGENTS NOTE

The Energy Efficiency Rating is E. Please contact us for a full copy of the Energy Performance Certificate (EPC)

VIEWING

Via The Frost Partnership, 10 High Street, Chalfont St Giles Telephone: 01494 872233 Email: chalfontstgiles@frostweb.co.uk

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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.