

The **Frost** Partnership

Chalfont St Giles Office: T: 01494 872233 E: chalfontstgiles@frostweb.co.uk

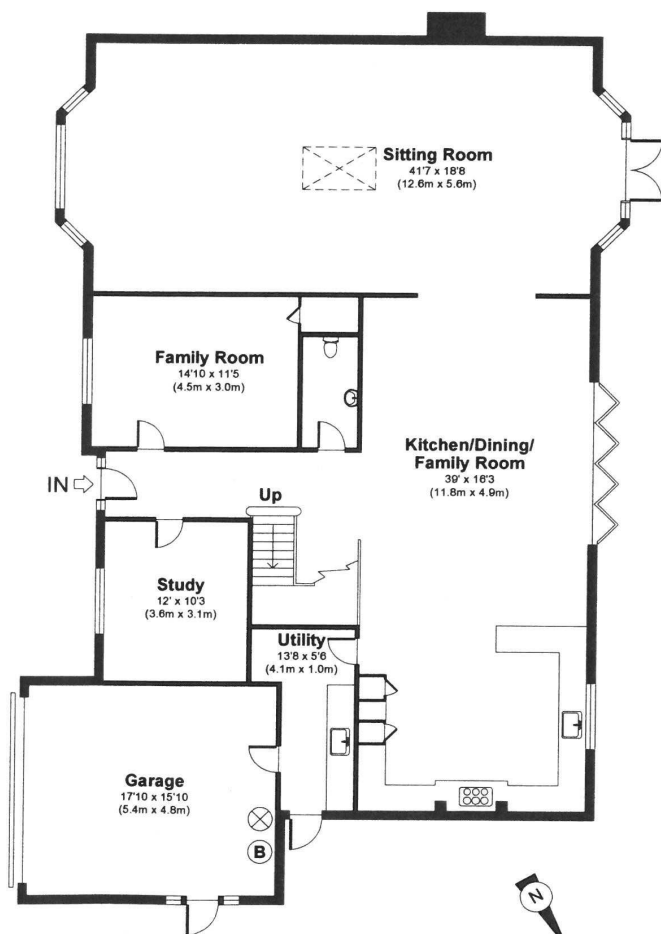
Wychcroft, Mill Lane, Chalfont St Giles, Bucks, HP8 4NX

Guide Price £1,895,000 (Freehold)



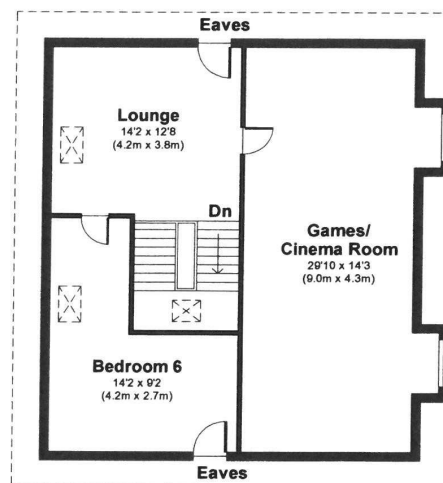
- Beautifully refurbished family home
- Six bedrooms
- Potential annex/games/cinema room
- Superb main reception room
- Double garage
- Walking distance of village

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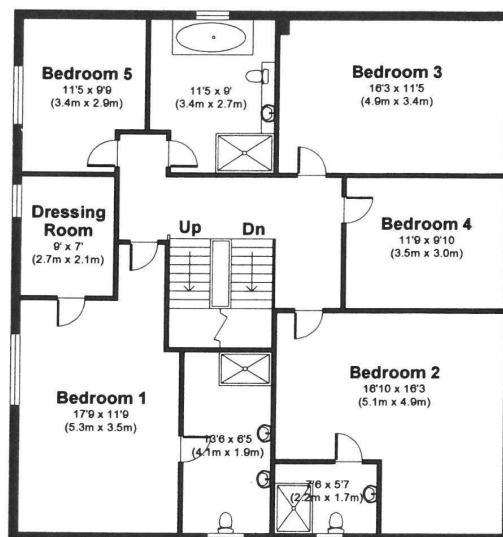


Ground Floor

TheFrostPartnership



Second Floor



First Floor

Wychcroft, HP8 4NX

APPROX. GROSS INTERNAL FLOOR AREA 4381 SQ FT / 407 SQ M. INC. GARAGE

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PROPERTY DESCRIPTION

This beautifully extended and renovated family home is situated in a well established residential road just a short walk from the village of Chalfont St Giles, local schools and shops. Four reception rooms, kitchen /breakfast room, six bedrooms, three bathrooms. The second floor accommodation provides excellent potential for a separate au pair annex or cinema/games room.

ACCOMMODATION

The rooms are arranged over three floors and comprise: Ground floor: Entrance Hall, Cloakroom, Study, Snug/Family Room, Sitting Room, Kitchen/Dining Room/Family Room. First Floor: Master Bedroom Suite with Dressing Room, Four Further Bedrooms, Two En Suite Shower Rooms, Family Bathroom: Second Floor: Sitting Room, Bedroom, Games/Cinema Room.

GROUNDS

To the front a shingle driveway provides ample parking for several cars and access to the garage. The rear garden has a paved patio area, the remainder being mainly laid to lawn with tree and shrub borders and views beyond over fields.

EXTERNAL SPECIFICATION

- *Shingle driveway
- *Double garage
- *Solid wood front door with brick porch
- *Ring video doorbell (Wi-Fi connected)
- *Sensor lights
- *Security cameras
- *Covered clothes drying area

INTERNAL SPECIFICATION

- * Solid wood fire doors throughout
- * Underfloor heating in kitchen/dining room and sitting room
- * Double burner for wood and coal
- * Yamaha speaker system linked to sitting room and kitchen/dining room
- * LED chrome downlighters
- * Chrome light fittings downstairs
- * Cat 5 cabling
- * Ideal combi boiler
- * Bifold doors from Kitchen/dining room onto garden
- * Contemporary Davaal kitchen with granite work surfaces,
- * Siemens appliances, fridge/freezer, dishwasher, double oven,
- * Induction hob, extractor, wine cooler,
- * Franke sink unit with macerator and drinking water tap
- * Fitted dressing room to master bedroom suite
- * Contemporary sanitary ware
- * Flooring - A combination of porcelain tiles and luxury carpets

AGENTS NOTE

The Energy Efficiency Rating is C. Please contact our office for a full copy of the Energy Performance Certificate (EPC).

DIRECTIONS

From our offices in Chalfont St Giles turn right onto Silver Hill. Keeping to the right continue onto Dodds Lane and at the T junction turn left onto Mill Lane. Wychcroft can be found a short way along on the right hand side.

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



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.