

The **Frost** Partnership

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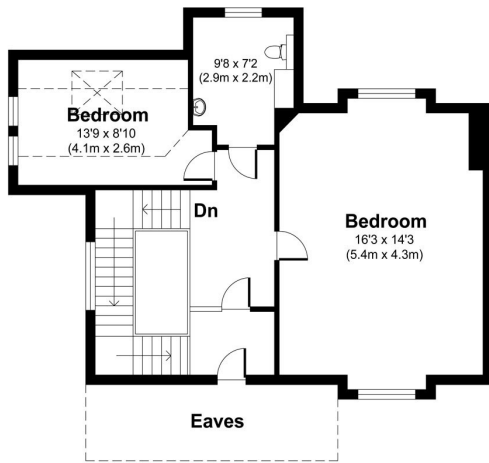
Northolme, 32 Orchehill Avenue, Gerrards Cross, Buckinghamshire, SL9 8QQ

Guide Price £1,995,000 (Freehold)

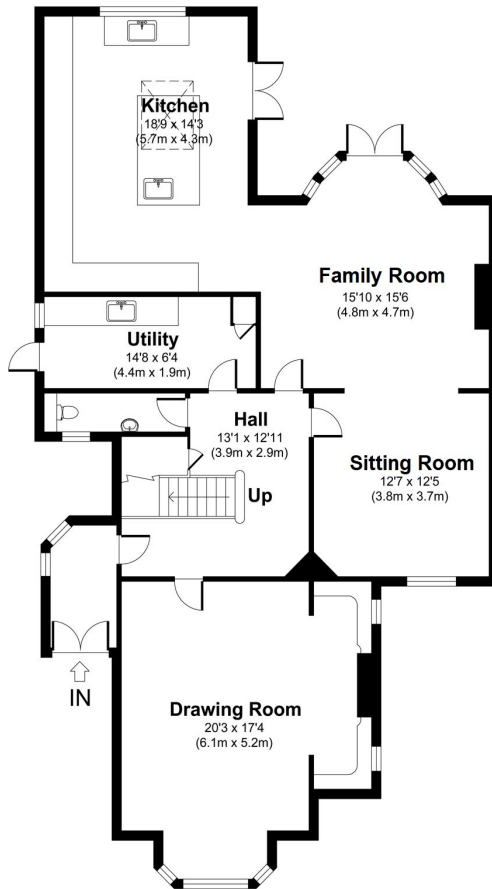
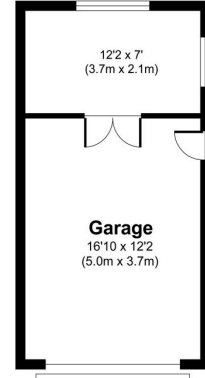


- Completely modernised Edwardian home
- Light and airy accommodation
- Delightful period features
- Very central location
- Sumptuous master suite
- Hand built kitchen

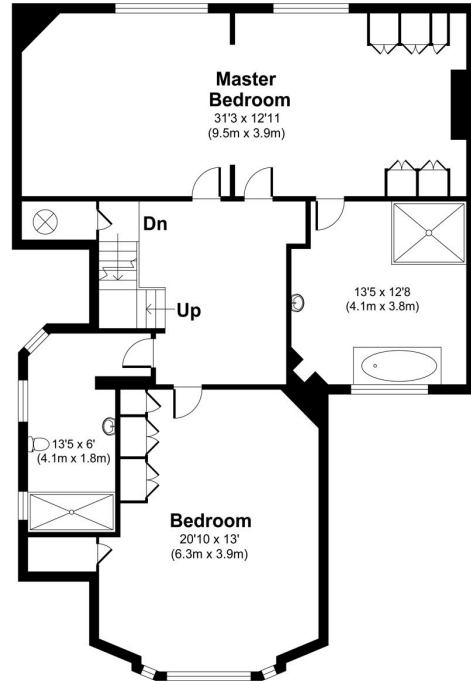
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Second Floor



Ground Floor



First Floor

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Orchehill Avenue, SL9 8QQ
 APPROX. GROSS INTERNAL FLOOR AREA 3261 SQ FT / 303 SQ M. INC. GARAGE
 FROSTGC0LM11A12-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2017.

Northolme is a quite wonderful amalgamation of the old and the new, having been thoughtfully and sympathetically extended and modernised by the present owners. The house offers a blend of light and airy rooms with all new fittings to include under floor heating throughout the house, a hand built kitchen with built-in appliances, and a new electrical system with programmable lighting in the main reception rooms and master bedroom. Furthermore, the house has been completely reinsulated, re-rendered and re-roofed, in effect making this a 'top-down' refurbishment. An internal viewing is strongly recommended to appreciate the attention to detail, the style and the elegance of this remarkable home.

Large entrance porch with half-glazed double doors leading to:

Entrance Vestibule

Coats hanging space, sealed unit double glazed windows, ceramic tiled floor, leaded light and wooden door opening to:

Entrance Hall

Stairs rising to first floor, panelled walls with plate rack, under stairs storage cupboard, Edwardian style open gas coal effect fire with granite hearth, tiled surround and wooden mantle, chrome light switches and sockets, porcelain tiled flooring with under floor heating, door to:

Cloakroom

Refitted white suite comprising low-level WC, wash hand basin with cupboard below, storage cupboards, recessed low-voltage down lighters, porcelain tiled flooring.

Drawing Room

A delightful room with a large feature bay window overlooking the front aspect, programmable lighting, speaker system, chrome light switches and sockets, focal point of Edwardian gas coal effect fireplace with tiled surround, granite hearth, wooden mantle and bench seating alongside two porthole-style windows, plate rail, recessed low voltage down lighters, Edwardian coving, ceramic wood effect flooring.

Sitting Room

Deep window to front aspect with pewter fire, black granite hearth, recessed low voltage down lighters, Edwardian coving, under floor heating, wide arch to:

Family Room

Large feature bay window with French doors opening onto rear garden, ornate pewter fireplace with granite hearth, tiled surround and gas coal-effect fire, chrome light switches and programmable lighting, under floor heating, recessed spotlights, wall light points, ceramic wood effect flooring, wide arch to:

Kitchen

Large lantern light with mirrored surround and lighting, recessed low voltage down lighters, speaker system, comprehensively refitted with a range of hand made, custom built units with marble working surfaces including a walnut island unit with inset sink unit. Separate dresser unit with extra-wide enamel sink with InSinkErator and swan neck mixer tap over, concealed tea and coffee making area, larder cupboards, storage cupboards, stainless steel Mastercool fridge and freezer unit, Miele built-in appliances to include six ring induction hob and electric oven, steam oven, stainless steel and glass extractor hood, wine fridge, two built-in and concealed dishwashers, double doors opening to rear garden.

Utility Room

Leaded light door with matching side panels opening onto driveway. Comprehensively refitted with a range of cream base and wall-mounted units, butler sink with swan neck mixer tap over, plumbing and space for two washing machines and two tumble dryers, wall-mounted Worcester gas-fired central heating boiler, washing pulley, under floor heating.

First Floor Half Landing

Housing pressurised Megaflo hot water cylinder and manifolds, pinhole lighting.

Landing

Wooden flooring, chrome light switch and sockets, stairs rising to second floor, under floor heating programmer.

Master Bedroom Suite

Ceiling speakers, recessed low voltage down lighters, Edwardian coving, focal point of Edwardian style pewter gas effect fire with tiled surround and granite hearth, windows overlooking rear aspect. **Dressing Area:** range of built-in bedroom furniture, alongside a further Edwardian feature only fire with granite hearth, wooden surround and mantle, wooden flooring, door to:

En-Suite Bathroom

A sumptuous area with a freestanding bath, low-level WC with douche, walk-in shower with rain head shower over and separate hand-held shower, vanity unit with wooden cupboard and drawers below, mirror-fronted medicine cabinet, shaver point, porcelain tiled floor with under floor heating, recessed low voltage down lighters, chrome heated ladder towel rail, Edwardian style coving.

Bedroom Two

Bay window to front aspect, recessed low voltage down lighters, wooden flooring with under floor heating, chrome light switch and sockets, range of built-in wardrobe cupboards providing hanging and storage space, recessed storage cupboard, feature Edwardian style blackened fireplace with granite hearth.

Family Shower Room

Oversized walk-in shower with rain head shower and hand-held shower attachments, low-level WC, extra wide wash hand basin with vanity drawer below, mirror-fronted medicine cupboard with light, shaver point, tiled floor and fully tiled walls, under floor heating, chrome heated ladder towel rail, extractor fan.

Top Floor Landing

Returning staircase with pin hole lighting and wall light points, wooden floor, under floor heating, media cupboard with further eaves storage beyond.

Bedroom Three

Windows to front and rear aspect, wooden flooring, recessed low voltage downlighters, chrome light switch and sockets, under floor heating, wardrobe cupboard providing hanging and storage space.

Bedroom Four

Large Velux window to rear aspect and twin windows to side, wooden flooring, chrome light switch and sockets, recessed low voltage down lighters, under floor heating.

Shower Room

Walk-in wet area with shower over, low-level WC, wash hand basin set into a vanitary-style surround with cupboards below, mirror-fronted medicine cabinet with light, shaver point, chrome heated ladder towel rail, under floor heating.

Gardens

A block paved driveway with uplighters leads to the garage and provides parking for numerous visitor's vehicles. There is an area of lawn that sits to the front of the property which houses a mature Acer. The lawn continues round to the right hand side of the property where a stone pathway accesses the rear garden with a paved patio that sits immediately adjacent to the house with both security and outside lighting, beyond which the garden is predominantly laid to a large expanse of lawn extending to some 150' in depth. There is a gravel pathway leading down one side to a vegetable garden that sits to the rear. The garden is fence and hedge enclosed, with Oak, Beech and fruit trees. Flowering shrub beds, outside tap and space for garden shed / green house.

Garage

Vaulted ceiling, light and power, inspection pit, storage, further **workshop area** to the rear. This is tiled and plumbed and can be used as a 'mud room.'

VIEWING:

Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross

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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.