





Guide Price
£1,000,000

Situated in a quiet cul de sac location enjoying wonderful views over the surrounding countryside and Chiltern Hills beyond. This tastefully extended five bedroom detached family home stands on an plot over half an acre with incredibly private gardens and is beautifully maintained throughout. The property has been well maintained and benefits include a hand built detached studio which offers tremendous potential to use as a home office or potentially an annexe (subject to necessary planning permissions) two separate reception rooms, conservatory, large kitchen/breakfast room, main bedroom with en suite, a double length garage and workshop and driveway parking for numerous vehicles.

Property Description

ENTRANCE

Door with double glazed side panels to:

ENTRANCE HALL

Radiator, stairs rising to first floor.

LOUNGE

Double glazed double doors and double glazed window to rear. Brick-built fireplace, two radiators.

DINING ROOM

A double aspect room with double glazed bay window to front aspect and double glazed sliding patio doors to conservatory. Radiator.

CONSERVATORY

A double glazed conservatory on a brick base with double glazed double doors to garden. Tiled floor.

KITCHEN/BREAKFAST ROOM

Double glazed windows to front aspect. Fitted with a range of both wall-mounted and floor standing units with work surface over, single drainer sink unit with mixer tap, built-in oven and hob, plumbing for dishwasher, radiator.

UTILITY

Single drainer stainless steel sink unit with mixer tap and cupboard below, plumbing for washing machine, tiled floor, pantry, stable door to side, under stairs storage cupboard.

CLOAKROOM

Double glazed window to side aspect. Low level WC, wash hand basin, radiator, tiled floor.

LANDING

Airing cupboard housing hot water cylinder, access to loft space.

BEDROOM ONE

A double aspect room with double glazed window to front aspect and double glazed window to rear aspect. Radiator, a range of built-in wardrobes.

EN-SUITE

Double glazed window to front aspect. A four-piece suite comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, wash hand basin with storage below, low level w.c, tiled walls, tiled floor, heated towel rail.

BEDROOM TWO

Double glazed window to front aspect. A range of built-in wardrobes, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BEDROOM FIVE

Double glazed window to rear aspect. Radiator, built-in cupboard.

BATHROOM

Double glazed window to side aspect. Comprising panelled bath with shower unit over, wash hand basin with storage below, low level WC, tiled walls, tiled floor, heated towel rail.

OUTSIDE

DOUBLE GARAGE & WORKSHOP

A double length garage which in turn opens up into a workshop, accessed via an up and over door and also providing double wooden doors to the rear, power and lighting, floor standing oil fired boiler.

FRONT GARDEN

A block paved driveway which extends to the front and side of the property providing hardstanding for several vehicles, outside light.

REAR GARDEN

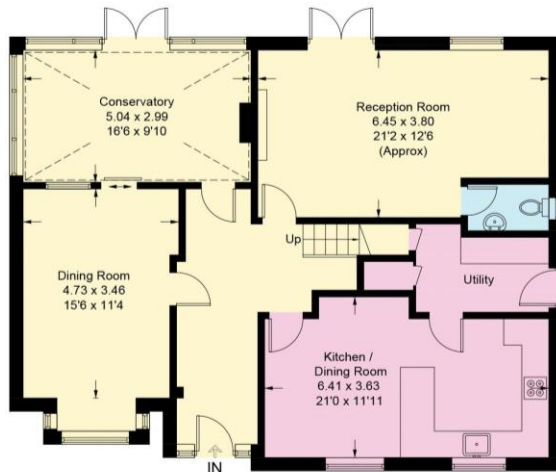
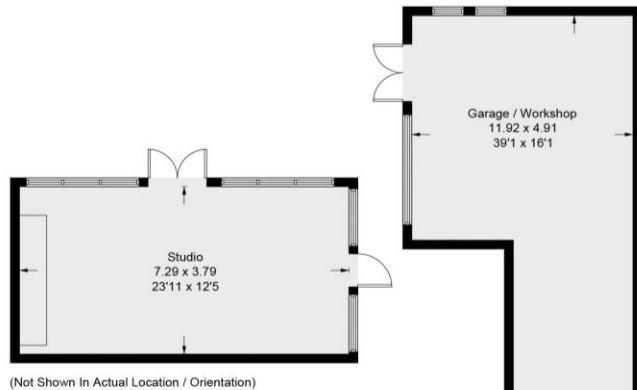
A wonderfully private south westerly facing plot which extends to over half an acre. The gardens are landscaped to provide sculptured lawns with flower and shrub beds and various block paved and shingled patio areas all enclosed by fencing and mature hedging. There is a large kitchen garden area with greenhouse, outside light and cold water taps, timber storage sheds.

STUDIO

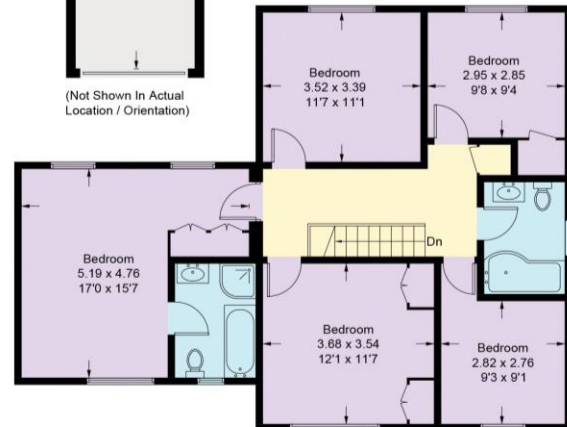
A wonderful hand built detached studio with power, lights and heating, a range of floor and wall-mounted units with wooden work surface over, butlers sink, double glazed double doors to front aspect, stable door to side and part glazed door to rear. Surrounded by a paved terrace area. The studio could have a wide range of uses as a home office or an annexe (subject to usual planning permissions).



Lukes Lea



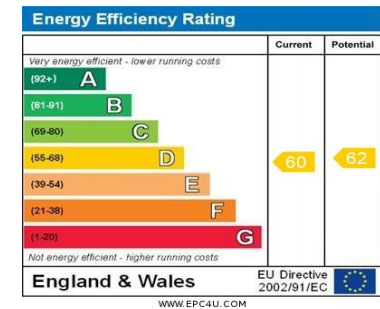
Ground Floor



First Floor

Approximate Total Area
2074 sq ft / 192.7 sq m
Garage / Workshop /
Studio = 761 sq ft / 70.7 sq m
Total = 2835 sq ft / 263.4 sq m

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. (ID1216306)



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents