



4 VALENTINE WAY, CHALFONT ST GILES

COLMAN
&CO



LONG ACRE

4 VALENTINE WAY

CHALFONT ST GILES HP8 4JB

A family house set in a wide secluded garden with south westerly aspect close to open countryside.

WIDE FRONTAGE, ATTRACTIVE GARDEN
FAMILY ACCOMMODATION
LARGE OFFICE WITH MEZZANINE FLOOR
4 BEDROOMS, 2 BATHROOMS
SUN ROOM WITH VAULTED CEILING
QUIET CUL-DE-SAC CLOSE TO OPEN COUNTRYSIDE
JUST OVER 3/4 OF A MILE TO VILLAGE CENTRE
GAS FIRED AGA
EPC = E

THE PROPERTY

An older style family home built in the 1940's with later extensions. Standing in wide secluded gardens the property has four reception rooms including a large sun room with vaulted ceiling and home office with mezzanine floor. Located in a quiet cul de sac close to open countryside the property is just over three quarters of a mile from the village centre or less by foot across Stone Meadow.

ACCOMMODATION

Wide covered entrance, door to Entrance Hall with tiled floor, understairs cupboard. Cloakroom with low level WC, hand basin, cupboard beneath, tiled walls and floor. Sitting Room with an open fireplace with marble and ornate timber surround, wall light points. Wide opening to Sun Room with high vaulted, part glazed ceiling, tiled floor, wall light points. Double doors to garden and single door to the rear.

Door to office with fitted worktops, tiled floor, double aspect. Steel steps to Mezzanine floor with book shelving, natural lighting. Dining Room. Kitchen - Breakfast Room with fitted base units with cupboards, drawers, worktops and wall cupboards, plumbing for dishwasher. Gas fired AGA, double oven and hob. Cupboard containing gas fired central heating boiler (fitted July 2019). Wide access to Breakfast Room with double doors to terrace. Door to external covered way and Utility Room with plumbing for washing machine, sink and cupboards. Family Room with open fireplace, double glazed, sliding door to side garden. Wall light points, laminate wood floor.

On the first floor Landing with access to roof space via pull down ladder, heated linen cupboard, and further walk in linen cupboard. Bedroom 1 with range of fitted wardrobe cupboards and drawers. En-Suite Shower Room with cubicle, power shower, low level WC.

Bedroom 2 double aspect. Bedroom 3. Bedroom 4 with fitted wardrobe cupboard. Family Bathroom with fitted, enclosed bath with power shower, vanity basin, low level WC, ceramic tiled floor and walls.

OUTSIDE

Double Garage, doors to side and rear, light and power. Two up and over doors. The wide front garden is approached by a tarmac drive, bordered by shrubs and lawn with a Eucalyptus tree. The garden is well-stocked with a variety of shrubs, including Azaleas and Hydrangeas. A path leads to the side garden with gate to the rear. The rear garden offers privacy and seclusion and is enclosed by high Beech and Laurel hedging. There is an Apple tree, Greengage tree and a large area of lawn and terracing. To the side of the property, there is a Weeping Willow tree, gravel seating area and pathway to the front garden.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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