



ROUGHWOOD LANE, CHALFONT ST. GILES

COLMAN  
&CO





## ROUGHWOOD END, ROUGHWOOD LANE CHALFONT ST. GILES HP8 4AA

An attached country house comprehensively remodelled and modernised.

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FULLY MODERNISED FAMILY HOME  
LARGE LEVEL GARDEN  
VIEWS ACROSS OPEN COUNTRYSIDE  
STYLISH KITCHEN WITH NEFF APPLIANCES  
PRIVATE GATED ACCESS OVER PRIVATE DRIVE  
MIDWAY BETWEEN CHALFONT ST GILES & LITTLE CHALFONT  
DOUBLE BARN STYLE GARAGE  
EPC = C

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### THE PROPERTY

NO ONWARD CHAIN. An imposing character house located in a country lane midway between Chalfont St Giles and Little Chalfont. Approached over a gated private drive, the property originates from the 1800's and has recently undergone complete modernisation. Standing in a large level garden, mainly to the front, the property enjoys peace and quiet as well as views across open countryside.

### ACCOMMODATION

Engineered wood floor throughout ground floor with underfloor heating. Camera and alarmed security system. Smart remote controlled external & internal lighting system. Double glazing throughout. Private sewage treatment system. New foul and storm drainage.

Entrance Hall with glazed double doors, access to Sitting Room - Dining Room with double aspect, exposed beams, wood panelled fireplace surround, cupboard containing the gas fired central heating boiler and pressurised hot water system. Door to

Family Room - Bedroom 5 - Gym with doors to rear garden. Door to En suite Shower Room with shower cubicle, low level WC and hand basin.

Kitchen - Breakfast Room double aspect, beamed ceiling, superbly equipped with a range of units and appliances, quartz worktops, deep glazed sink, bench seating. Fridge and freezer, Neff double oven, induction hob, washing machine and dishwasher.

On the first floor Landing

Bedroom 1 with wardrobe cupboards, access to En suite Shower Room with shower cubicle, low level WC and hand basin. Underfloor heating.

Bedroom 2 double aspect with fireplace.

Bedroom 3 with fireplace.

Bedroom 4 access to boarded roof space.

Family Bathroom with panel enclosed bath, low level WC and hand basin. Underfloor heating.

### OUTSIDE

The property is approached by electronically controlled gates and a gravel driveway to a double barn style garage, with light and power. Terrace and pathway to the rear.

Enclosed by fencing and hedging, the garden is level, laid to lawn and mainly to the front of the property with a south facing aspect. There is a smaller area of garden to the rear with terrace.

Chalfont St Giles is a picturesque Village with all the amenities required for day-to-day living. There are nursery, infant and primary schools in the Village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in nearby Little Chalfont. For the commuter there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street on the Chiltern and Metropolitan lines. Junction 2 of the M40 Motorway is within driving distance connecting to Junction 16 of the M25 Motorway.





## GENERAL

Local Authority  
Chiltern District Council  
Council Tax Band: G

### Services

Mains water, private drainage, gas and electricity.

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