



ROUGHWOOD LANE, CHALFONT ST. GILES

COLMAN
&CO



THE CARRIAGE HOUSE ROUGHWOOD LANE CHALFONT ST. GILES HP8 4AA

A brand new barn style detached house in a semi rural location within easy reach of Little Chalfont & Chalfont St Giles.

AVAILABLE IMMEDIATELY

LUXURIOUSLY EQUIPPED NEW HOUSE

4 DOUBLE BEDROOMS & 3 BATHROOMS

SUPERB OPEN PLAN LIVING SPACE & KITCHEN

LEVEL EASILY MANAGED SOUTH FACING GARDEN

10 YEAR NEW BUILD WARRANTY

SAMSUNG AIRSOURCE HEATING

EPC = TBC

THE PROPERTY

A recently completed new house with a light, generously proportioned interior and charming position as part of a small cluster of new houses and barn conversions.

Approached by a country lane, the property is approximately 1.5 miles from Chalfont & Latimer and Chorleywood stations both on the Metropolitan and Chiltern lines.

ACCOMMODATION

Entrance Hall with two storage cupboards. Cloakroom with low level WC, vanity basin, illuminated mirror, tiled walls and floor, cupboard containing pressurised water system.

Sitting Room- Kitchen - Dining Room double aspect and doors to garden. Large island unit and breakfast bar, overhead lighting, wine cooler, Neff induction hob, double oven, dishwasher, waste storage, fridge and freezer, double sink, cupboards, drawers and wall cupboards, Quartz worktops, pull out storage.

Utility Room with sink, shelved cupboard, wall cupboard, washing machine, tumble dryer, wall and floor cupboards, door to side.

Study with cupboard.

Water underfloor heating and vinyl flooring throughout the ground floor.

On the first floor

Landing with access to roof space and large storage cupboard.

Bedroom 1 built in cupboards. En suite Shower Room with large shower cubicle, vanity basin, low level WC, electric underfloor heating, tiled walls and floor, illuminated mirror.

Bedroom 2 En suite Shower Room with large shower cubicle, vanity basin, low level WC, electric underfloor heating, tiled walls and floor.

Bedroom 3

Bedroom 4

Family Bathroom with large shower cubicle, bath, vanity basin, low level WC, electric underfloor heating, tiled walls and floor, illuminated mirror.

OUTSIDE

Front garden with parking for two cars, level lawn, railway sleeper planters with fencing beyond. Paved pathways to the house and rear garden.

The level rear garden backs South, is laid to lawn and is well enclosed by fencing with six recently planted trees and hedging on two sides.

Covered parking.

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.

Junction 2 of the M40 motorway is within driving distance connecting to Junction 16 of the M25.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band: G

Services

Mains water, private drainage and electricity.

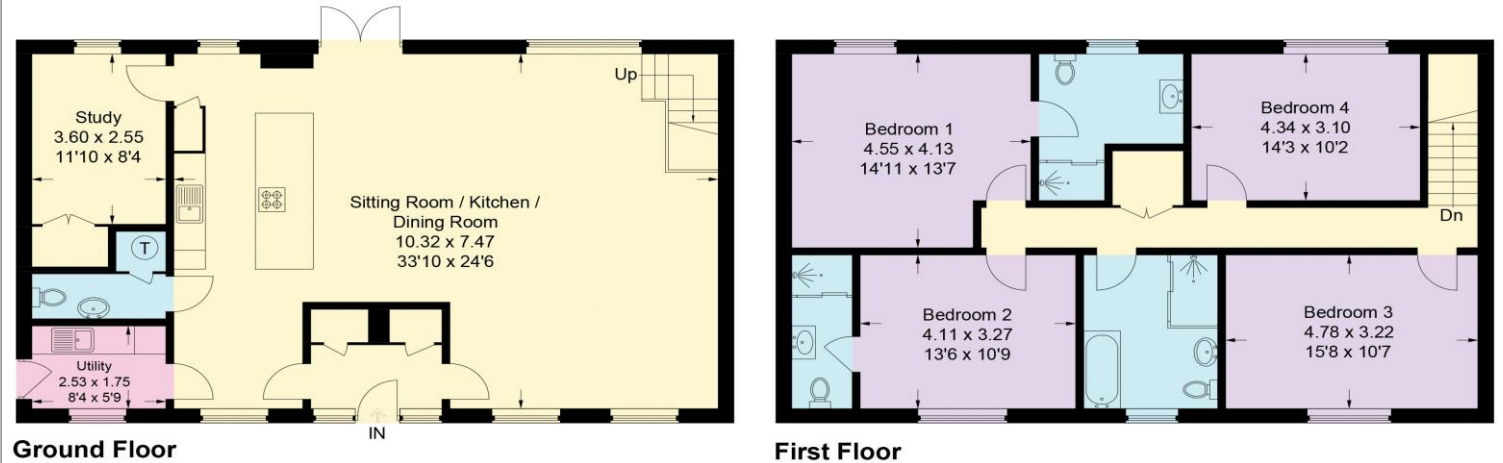
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The Carriage House, Roughwood Lane

Approximate Gross Internal Area
Ground Floor = 98.4 sq m / 1,059 sq ft
First Floor = 97.9 sq m / 1,054 sq ft
Total = 196.3 sq m / 2,113 sq ft



Ground Floor

First Floor

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.

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