



ROUGHWOOD LANE, CHALFONT ST. GILES

COLMAN
&CO



THE KENDAL
ROUGHWOOD LANE
CHALFONT ST. GILES HP8 4AA

A newly converted barn expertly adapted with a spectacular ground floor with high vaulted beamed ceiling.

SKILLFULLY CONVERTED BARN
HIGH VAULTED CEILINGS & EXPOSED BEAMS
3 BEDROOMS & 3 BATHROOMS
LUXURIOUSLY EQUIPPED KITCHEN & UTILITY
SAMSUNG AIR SOURCE HEATING SYSTEM
COVERED PARKING PLUS TWO PARKING SPACES
SOUTH FACING GARDEN
EPC = C

THE PROPERTY

A period barn with a wealth of exposed beams throughout and stunning vaulted double aspect reception room measuring 41 feet x 27 feet maximum. Imaginatively and carefully converted to retain many of the original features, the property has been built to a high standard. Underfloor heating throughout the ground floor with radiators to the first floor.

ACCOMMODATION

Covered entrance.
Sitting - Dining Room with high vaulted ceiling, floor to ceiling windows with doors opening to patio and garden.
Kitchen - Breakfast Room partitioned from the sitting room by exposed timbers, two pairs of glazed doors to the garden, back door, Neff double oven, refrigerator, freezer, induction hob, integrated dishwasher, floor and wall cupboards, shelving.
Utility with full sized shelved cupboard, wall cupboard, sink unit, Neff washing machine, separate tumble dryer.

Inner Hall - cupboard containing pressurised water tank.
Cloakroom with low level WC, vanity basin, tiled walls and floor.
Study with stairs to the first floor.

Bedroom 3 and En-suite Bathroom with bath, shower attachment, low level WC, vanity basin, tiled walls and floor, beams, illuminated mirror.

Second wide staircase to the first floor.

Bedroom 1 with high ceiling, fitted cupboards.
En-suite double sized shower, low level WC, vanity basin, illuminated mirror, tiled walls and floor, ceiling and wall beams.

Bedroom 2 high ceiling built-in wardrobes.
En-suite Bathroom with bath and shower, low level WC, vanity basin, floor and wall tiles.

OUTSIDE

Double parking bay adjacent to the property.

Ground source heat pump.

The garden to the front is laid to lawn with miniature hedging and pathway to the rear.

Backing South, the wide garden is enclosed by fencing with a terrace and pathway.

Car port (3rd from left).

Chalfont St Giles is a picturesque village with all the amenities required for day-to-day living.

SCHOOLS:

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. Chalfont & Latimer Mainline Station offers a frequent service to London Marylebone and Baker Street.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band: G

Services

Mains water, private drainage and electricity.

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Approximate Gross Internal Area
Ground Floor = 147.3 sq m / 1,585 sq ft
First Floor = 43.8 sq m / 471 sq ft
Second Floor = 15.7 sq m / 169 sq ft
Total = 206.8 sq m / 2,225 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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