



ROUGHWOOD LANE, CHALFONT ST. GILES

COLMAN
&CO



THE DAIRY & THE BYRE ROUGHWOOD LANE CHALFONT ST. GILES HP8 4AA

A newly built single storey residence and established detached annexe.

SINGLE STOREY RESIDENCE & ANNEXE
NEW BUILD WITH 10 YEAR WARRANTY
COURTYARD SETTING
HIGH SPECIFICATION WITH SEPARATE ANNEXE
TWO PARKING SPACES (ONE UNDERCOVER)
SUPERB KITCHEN AND OPEN PLAN LIVING
GUEST PARKING
EPC = B

THE PROPERTY

A new barn style property and annexe in a sunny South facing garden.

One of a small eclectic group of converted barns and new houses, the property benefits from two parking spaces, one of which is undercover. Built to a high specification, the property features a superb Sitting-Dining-Kitchen with high vaulted ceiling.

ACCOMMODATION

A glazed door provides access to

Sitting-Dining-Kitchen with high vaulted and beamed ceiling, bi-fold doors to the terrace, cupboard containing high pressure water tank.

The Kitchen has an extensive range of cupboards and drawers, an island unit and breakfast bar. Appliances including Neff induction hob and extractor, dishwasher, fridge, freezer, washing machine, oven and microwave.

Inner Hall to

Bedroom 1 with fitted wardrobe cupboard. Double doors to front garden.

En Suite Shower Room with shower cubicle, vanity unit, low level WC, tiled walls and floor, mirror with lighting.

Bedroom 2 with fitted wardrobe. Door to Jack & Jill En Suite Shower Room with vanity basin, low level WC, mirror with lighting.

Samsung air source heating system.

The Byre:

A detached annexe arranged with Sitting Room with oven, hob and washing machine. Bedroom Shower Room with low level WC, vanity basin, mirror with lighting. Doors to front gardens.

OUTSIDE

The garden is laid to lawn, enclosed by fencing and mainly to the front of the property with a South facing aspect.

Enclosed by fencing, a gated pathway bordered by miniature hedging leads to the property.

A large sunny terrace separates the property from the detached annexe. Courtyard with raised flower bed with railway sleeper retainers.

One covered parking space (4th from the left) and a further single parking space.

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 frequent services on the Metropolitan and Chiltern Lines to London Marylebone and Baker Street.



GENERAL

Local Authority
Buckinghamshire Council

Services
Mains water, private drainage and electricity.

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3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

colmanand.co.uk

