



70, Bottrells Lane,
Chalfont St. Giles, Buckinghamshire HP8 4EJ

Peter Scott 
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A light and spacious detached home of around 2,700 sq ft situated in a prime location within walking distance of the village centre. This fine property has undergone recent professional development and now offers versatile accommodation. Looking over fields to the rear and surrounded by open countryside, this comfortable home comes tastefully fitted with natural oak doors, a contemporary kitchen/breakfast room with a vaulted ceiling and modern bathroom suites. The living room is 17'4 x 16'7 with an open fireplace and double doors to the garden. The kitchen/breakfast room is 19'8 x 19'2 and comprises a range of contemporary base and wall cabinets and a granite work surface with integrated sink. Integrated appliances include an induction hob with extractor hood over, built in oven and fridge. There is a large gravel drive area with parking for several cars, access to the integral garage with electric roller door. The rear gardens are private and all enclosed by hedging with views over fields. There is a patio area, fruit tree and second patio area. There is also a 12' x 10' garden home office constructed of thick tongue and groove timber with power points and wi fi booster.

Spacious Detached Home In A Prime Location

Sought After Semi Rural Views

Close To Village Centre - 0.6 miles

Versatile Accommodation To Suit Different Requirements

Superbly Presented With Contemporary Fittings

19'8 x 19'2 Kitchen/breakfast Room With Part Vaulted Ceiling

Three Ensuite Bathrooms

Ground Floor Guest/Parent Suite

Ample Driveway Parking And Garage

Level Rear Gardens Over Looking Countryside

Currently the layout on the first floor comprises three large double bedrooms. The original design was to provide four first floor bedrooms as shown on the floor plan. This conversion is ready to do and straight forward, if required.

Bottrells Lane is regarded as one the best locations in Chalfont St Giles to live. The village centre is only 0.6 mile away and can be reached in around a 12 minute walk. Countryside surrounds the area and for walkers, Hodgemoor Woods and paths to nearby villages are on your door step.

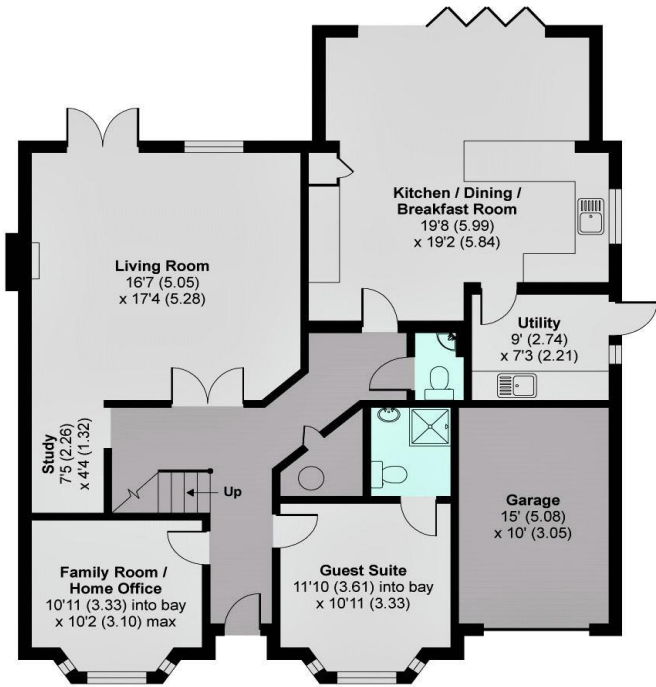
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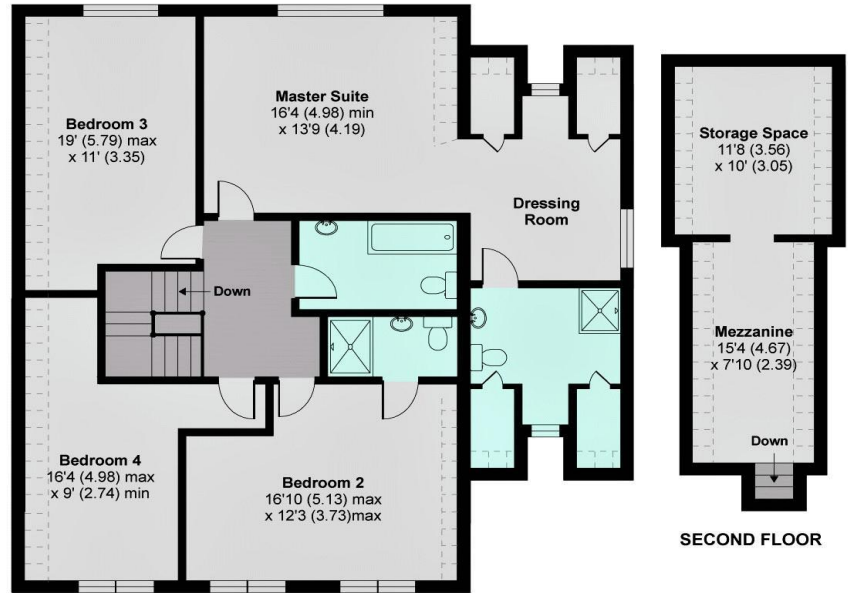




Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2564 SQ FT 238.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 145 SQ FT 13.4 SQ METRES
TOTAL HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2709 SQ FT 251.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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