



Wyndyate, Lincoln Road  
Chalfont Heights, Buckinghamshire, SL9 9TQ

Peter Scott  
ESTATE AGENTS 



*Outstanding, Tastefully Refurbished  
Character Home*

*Prime Location in Chalfont Heights Private  
Estate*

*Extensive Master Bedroom Suite*

*Guest Suite*

*Three Further Double Bedrooms*

*Four Reception Rooms*

*Open Plan Kitchen with Sitting and Dining  
Area*

*Home Office*

*Laundry room, Boot Room and Walk-in*

*Pantry*

*Double Garage with Ample Driveway*

*Parking*

*Overall Plot of Around 0.75 acre*

Wyndyate is a traditional style home originally built by Y J Lovell and Sons in the early 1930's.

One of the early homes to be built within Chalfont Heights, Wyndyate offers exceptional and tastefully refurbished family accommodation meeting the needs of a modern family whilst retaining the original character.

The Heights is noted for property with generous plots and Wyndyate has retained its original three-quarter acre gardens surrounded by mature trees and hedging.

Features of the property also include generous room sizes with five double bedrooms, a large entertainers' kitchen recently fitted by John Lewis of Hungerford, extensive use of wooden flooring, copious storage, high ceilings, superior décor and refitted luxury bathrooms.

The property is presented to a superb standard and viewing is highly recommended.

Entrance lobby with tiled floor and door leading to the impressive dining hall. This superb room features a vaulted ceiling, minstrels gallery and full height bay window overlooking the front gardens.

There are two inner halls, one with a cloakroom w.c. and staircase.



Double doors lead to a triple aspect drawing room with a stone fireplace, bay window and double doors to the gardens and patio.

The heart of this home is the entertainers kitchen.

Designed for family living, this exceptional area features a large soft seating area as well as well-proportioned dining area.

Six panelled bi-fold doors provide access and views of the garden from the dining area.

Renowned for their bespoke crafted kitchens, John Lewis of Hungerford designed and fitted the kitchen just under two years ago.

A comprehensive range of kitchen cabinets and drawers provide ample storage and are complimented by the quartz work surfaces including a double bowl ceramic sink with Quooker tap.

Complementing the kitchen is a large walk-in pantry.

The impressive and generously proportioned central island is a true feature of this contemporary kitchen.

The island is the perfect place for guests to gather whilst entertaining, with a bar seating area for casual dining, chefs sink, further storage and ample food preparation space.

A full range of Miele appliances include induction hob, single gas wok burner and extractor above, steam oven, microwave, two main ovens with separate warming drawers, full height fridge and matching freezer.

There is also an additional Neff under counter fridge and a wine cooler.

Adjoining the kitchen is a matching laundry room with fitted floor and wall units, full height storage cupboards, space for appliances, sink and door to garden

For quiet relaxation a sitting room / snug with bay window overlooks the front gardens and features a stone fireplace and bespoke fitted furniture to include bookshelves and cupboards.

The second entrance hall has doors to the front and kitchen providing easy day to day access. The entrance hall is fitted with full height concealed storage cupboards and this practical space also leads to the home office and boot room.

The home office overlooks the front and has fitted study furniture integrating storage providing the ideal personal workspace.

A convenient boot/coat room has a door to the second cloakroom w.c. and double cupboard housing twin Worcester boilers with twin Mega Flo tanks and a water softener.

The first floor is approached over an oak staircase with oak steps.

On the first floor, the wide landing area with oak flooring features a vaulted ceiling with Velux window and glass balustrade.







Overlooking the rear garden with a fine view is the master bedroom suite. This generous size suite comprises large bedroom, dressing room, walk-in wardrobe and ensuite bathroom.

The dual aspect guest suite comprises double bedroom, built in wardrobes and an ensuite shower room.

There are three further double bedrooms, all with built in wardrobes and a family bathroom with bath and separate shower.

Wyndyate enjoys an elevated position and is approached over a spacious driveway with parking for several cars and borders stocked with a variety of mature shrubs. There is gated access to the rear garden and a double garage with electric doors to both front and back.







The private rear garden is mainly laid to lawn with mature trees and borders. There is a large patio area with illuminated steps to the lawn, upper terrace and leisure room. To the side there is a covered area which makes the perfect parking space for a ride on lawn mower. There is rear access to the garage via an electric roller door. The garden also has a leisure room (6.6m x 5.4m) which provides ideal space for home hobbies/workshop or could be converted into a garden kitchen or re-instated as a pool house. The garden comes complete with a greenhouse, garden shed and irrigation system.

In all the grounds extend to around three quarters of an acre, one of the largest plots on the Chalfont Heights Estate.

Y J Lovell & Son was a builder of prestigious homes whose branch office in 1906 was in Marsham Lane Gerrards Cross. The firm built over 70 large, detached houses many of which were featured in the Daily Mail Ideal Home Exhibition between 1923 and 1938.











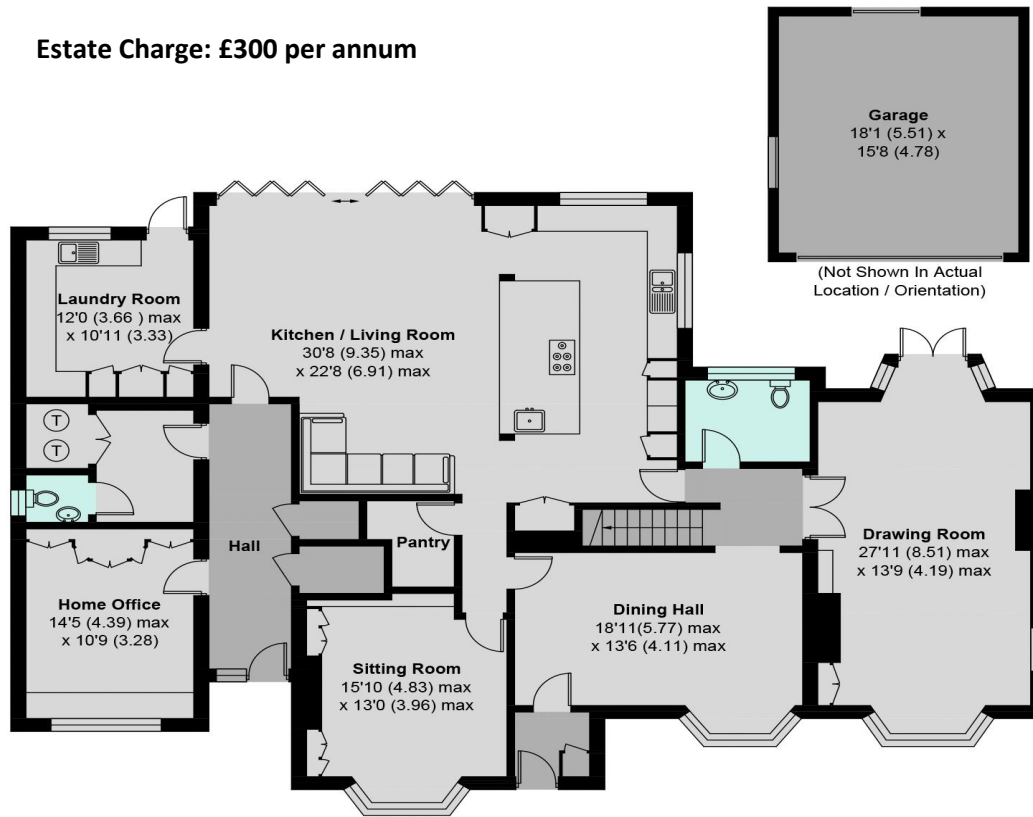


Tenure: Freehold

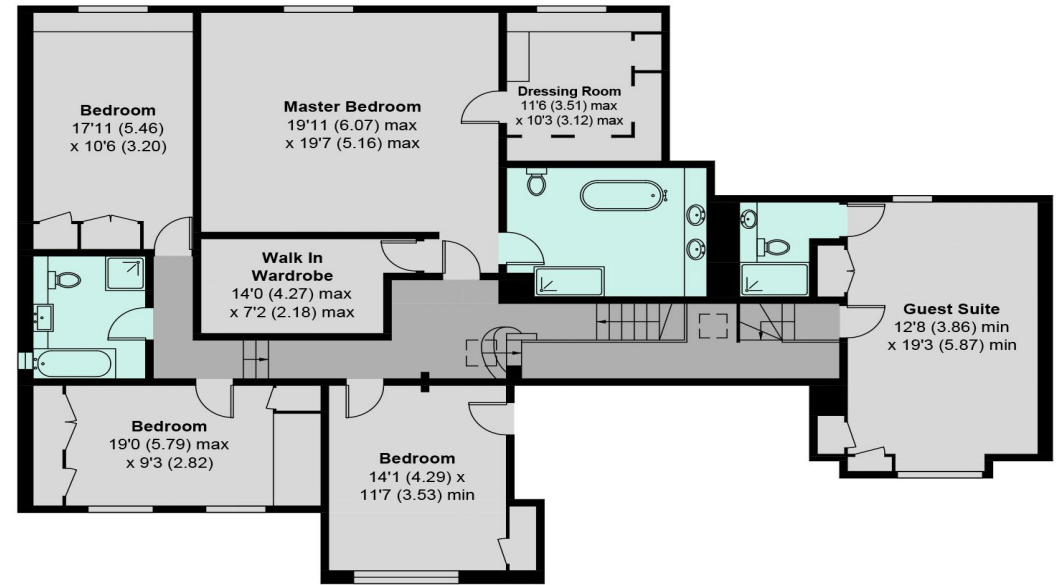
EPC Rating: C

Council Tax Band: G

Estate Charge: £300 per annum



GROUND FLOOR



FIRST FLOOR

Approximate Area - 4,248 sq ft / 394.7 sq m (Excluding Garage)

Garage - 284 sq ft / 26.4 sq m

Total - 4,532 sq ft / 421.1 sq m

This plan is for guidance only and not draw to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

CJ Property Marketing Ltd

Peterscottproperty.co.uk

01494 870 633

**Peter Scott**

These particulars are for guidance only and are intended to give a fair summary of the property. They should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Intending purchasers must verify for themselves matters relating to planning or building consents. All statements are made without responsibility of Peter Scott Property or its clients. Neither Peter Scott Property or any of their employees has any authority to make or give any representation or warranty in relation to the property.