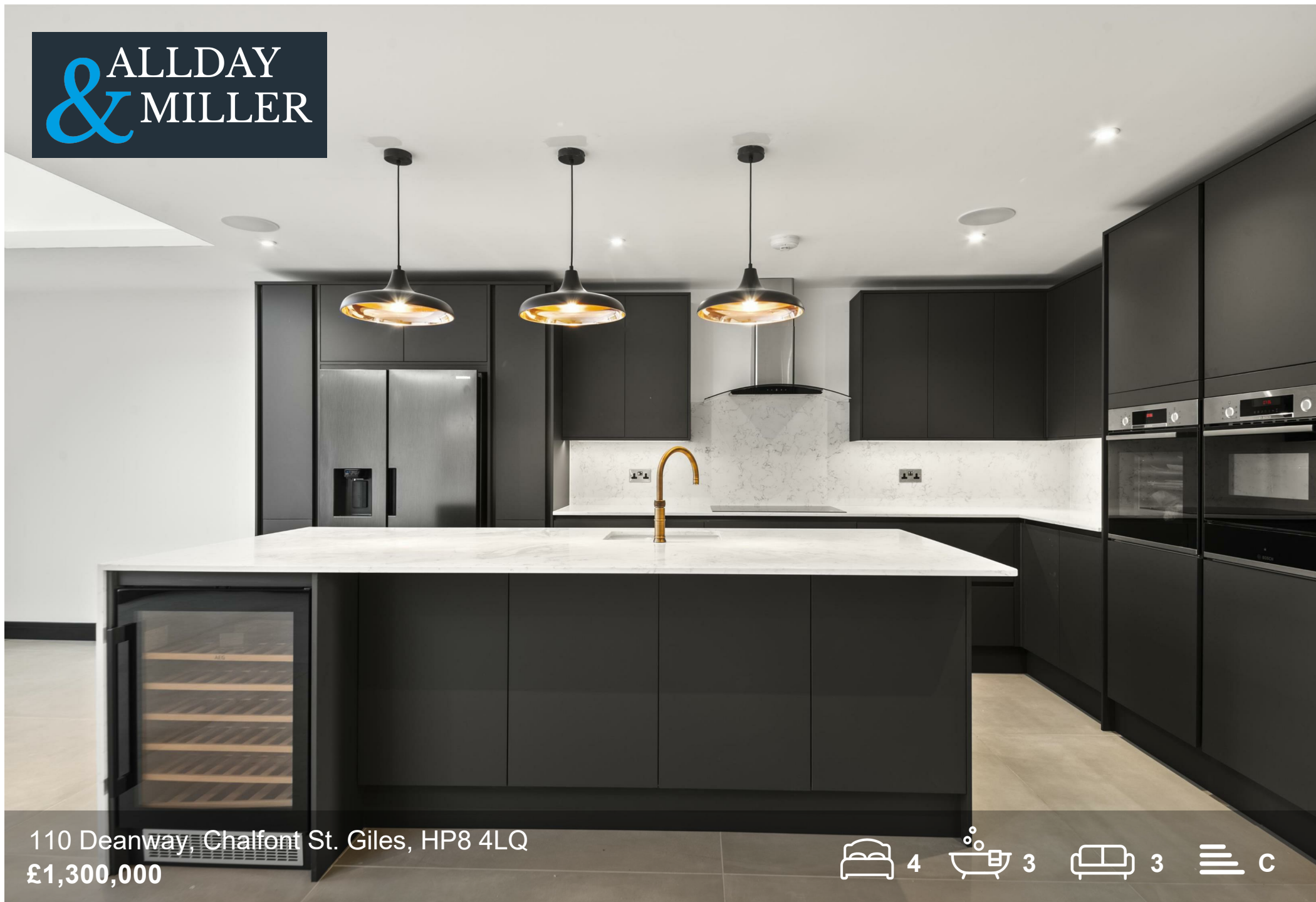


ALLDAY
& MILLER



110 Deanway, Chalfont St. Giles, HP8 4LQ
£1,300,000

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110 Deanway, Chalfont St. Giles, HP8 4LQ

£1,300,000

- Luxury Four Bedroom New Build
- Off Street Parking for Multiple Vehicles
- High Specification Throughout
- Air Conditioned
- Home Office
- Detached
- Three Bathrooms
- Two Ensuites
- Landscaped Garden
- Underfloor Heating on Ground Floor

Description

This exquisite residence offers luxury accommodation throughout combining elegance with modern convenience. Upon entering the property you are greeted with a welcoming entrance hall that gives a wonderful feeling of light and space and a useful walk-in cloaks cupboard with seating, the entrance hall flows effortlessly into the stunning open plan kitchen/living area, this room has an abundance of natural light flowing through with the bi folding doors overlooking and providing access to the rear and two large skylights. The kitchen area is sleek with extensive range of units and integrated appliances including twin Bosch oven, double fridge/freezer with ice maker, wine cooler and Quooker tap.

Completing the ground floor is the front reception room that could be perfect as a playroom/tv snug room, flexible ground floor bedroom with stylish ensuite, utility room with washing machine & tumble dryer and sink unit and access to the side.

The first floor landing is bright and spacious and comprises of three well proportioned bedrooms with the master bedroom benefiting from a stylish ensuite, all rooms are fitted with bespoke wardrobes.

Outside

Landscaped garden that has been mainly laid to lawn with a patio area perfect for outside dining and entertaining

The front provides off street parking for multiple vehicles.

A further benefit is the fully equipped office located in the rear garden.

Situation

Set in the picturesque Chilterns, Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London for all work and socialising needs, approx. 1 mile from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the-art leisure centre with spa facilities).

Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (Girls) and Chesham Prep (Mixed) for Nursery - Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles.



Deanway, Chalfont St Giles, HP8
Approximate Area = 2065 sq ft / 191.8 sq m
(Excluding Stores / Eaves & Void)
For identification only - Not to scale

Ground Floor

Store
Store
Garden
11.64 x 8.50
38'2" x 27'11"

Reception / Dining Room / Kitchen
7.58 x 7.55
24'10" x 24'9"

Utility
2.52 max x 2.49 max
8'3" x 8'2"

Media Room / Office
3.74 x 2.48
12'3" x 8'2"

Entrance Hall
6.45 max x 2.29 max
21'2" x 7'6"

Cloak Room
1.91 x 1.20
6'3" x 3'11"

Bedroom
4.31 max x 2.80 max
14'2" x 9'2"

11.64 x 8.40
38'2" x 27'7"

First Floor

Bedroom
4.69 max x 3.52 max
15'5" x 11'7"

Bedroom
4.34 x 2.94
14'3" x 9'8"

Bedroom
4.33 max x 3.46 max
14'2" x 11'4"

Void

Entrance

Up

Down

Legend:
○ = Ceiling height
□ = Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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