



JOHN ROBERTS & Co  
estate agents



Roughwood Cottage Roughwood Lane, Chalfont St. Giles, HP8

Guide Price £1,250,000





# Roughwood Cottage Roughwood Lane

Chalfont St. Giles, HP8 4AA

- CHARACTER SEMI-DETACHED PROPERTY
- SEMI-RURAL LOCATION
- FOUR BEDROOMS PLUS STUDY
- KITCHEN / BREAKFAST ROOM
- THREE RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- TWO BATHROOMS
- HOME OFFICE / WORKSHOP
- BEAUTIFUL GARDENS
- EPC RATING: D (SOLAR PANELS)

Roughwood Cottage is a superb, four bedroom, character cottage set in an idyllic location between the village of Chorleywood and Chalfont St Giles. The property dates in parts to the 1880's and now boasts an impressive 2,529 Sq Ft, which includes a spacious home office / work shop.

To the ground floor there is a spacious country style kitchen / breakfast room, a sitting room, snug and a glorious garden room, which over look the exquisite gardens and vista beyond. There is a separate utility room and a cloakroom.

The first floor benefits from a principal bedroom with an en-suite shower room, two further bedrooms and a family bathroom. There is also a fourth room currently utilised as a study, with a staircase leading to bedroom four.

The garage has been carefully converted to create a wonderful home office / work shop, ideal for working from home or as a hobbies room.

There is ample parking to the front of the property and the gardens have been superbly landscaped and maintained. There is a wonderful patio area adjacent to the property, a lovely ornate pond and a great expanse of lawn. The garden is full of various fruit trees and shrubs varying in height and colour with stunning views across open countryside.

Note -The cottage is not on mains sewerage, but shares a septic tank with the neighbouring property.



## SITUATION:

This property enjoys access to Little Chalfont, Chalfont St Giles and Chorleywood village centre with its varied shopping facilities and railway station which provides a BR/Met Line service into London.

For those who drive, there is access to the M25 at junctions 17 and 18.

Schooling, both state and private, is available within the district and surrounding areas.

Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

## VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

## TENURE:

Freehold

## COUNCIL:

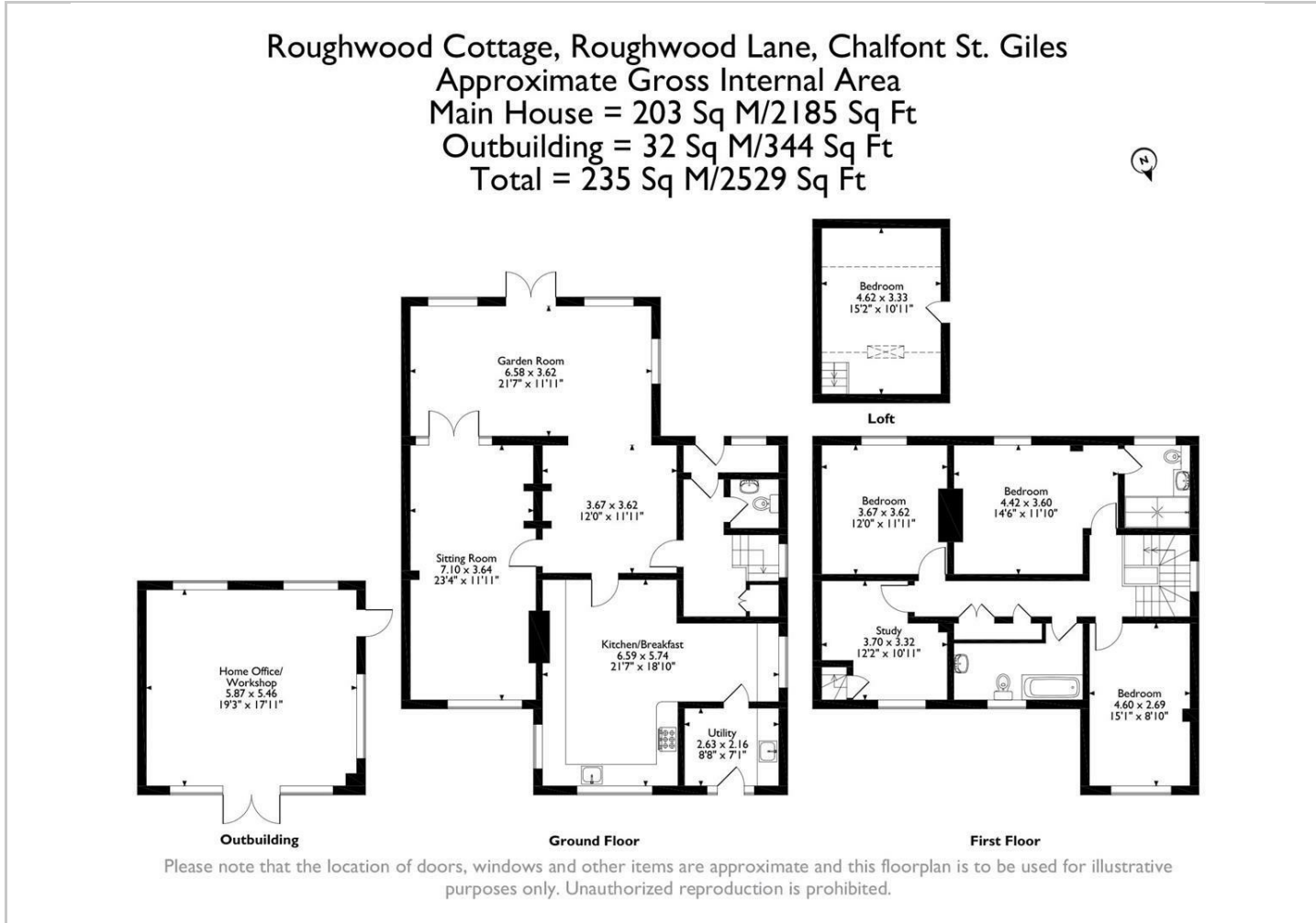
Chiltern DC







## Floor Plans



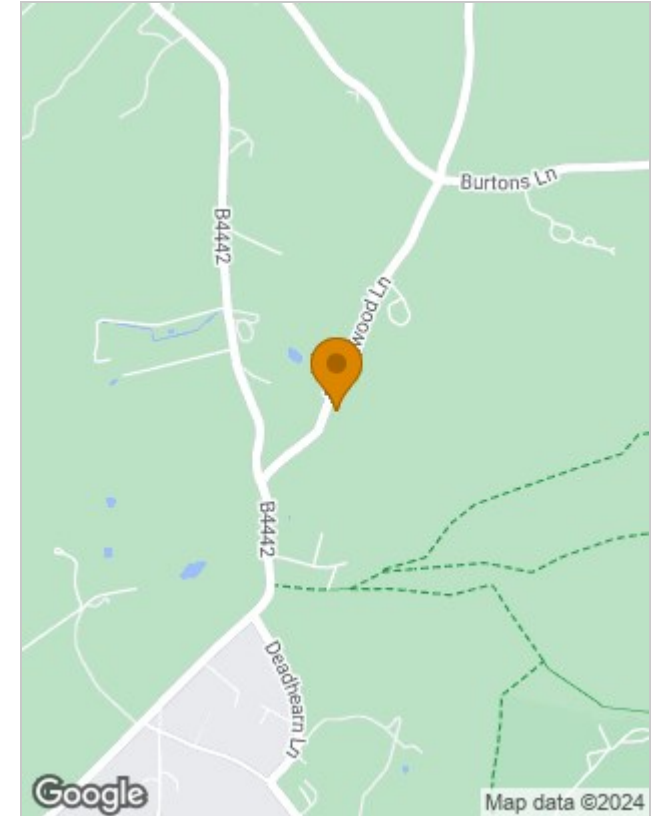
## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

