

CHALFONT MANOR

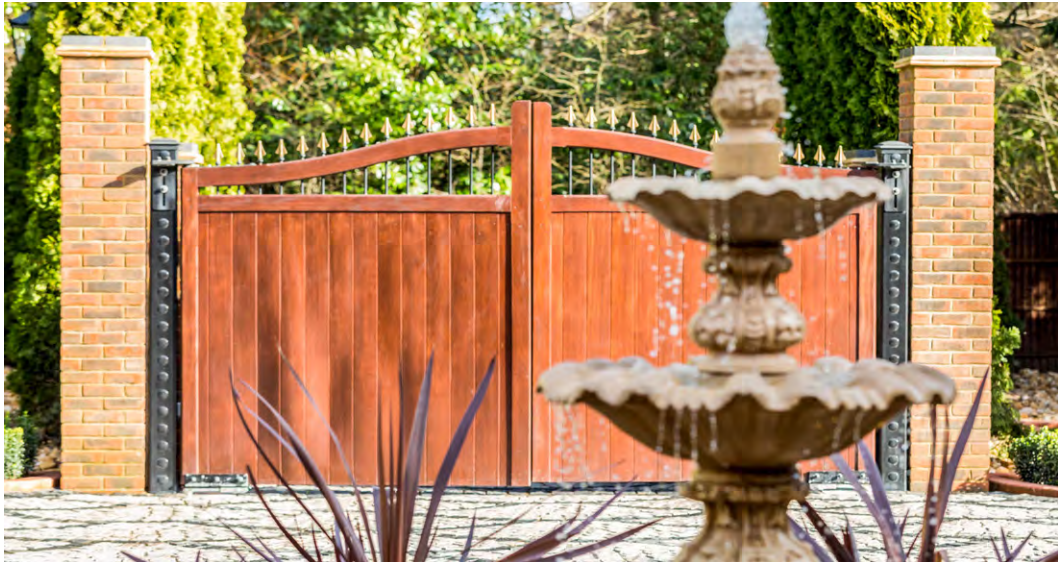
---





TUDOR MANOR HOUSE ESTATE  
IN PRESTIGIOUS PRIME LOCATION









## PRIME LOCATION

Situated on one of the most highly sought-after prestigious roads in the whole of Buckinghamshire. This address is considered to be one of the most desirable in the area in terms of the location, in which houses of this calibre rarely become available.

Numerous celebrities and high profile individuals have resided and still reside within the vicinity.

Chalfont Manor is superbly situated both in the beautiful and tranquil English countryside, but also with very easy access into Prime Central London; and thereby offers the best of both worlds in this regard.



# CHALFONT MANOR

CHALFONT MANOR is a Tudor style mansion manor house estate with an outstanding specification.

The property has just undergone completion of a meticulous, exquisite, fully comprehensive, multi-million-pound new build refurbishment on an epic scale. The property has been developed to an exceptionally high standard, involving multi-award-winning designers.

Essentially everything from the windows, roofs, plastering, paintwork, light fittings, floor and wall finishes, kitchens, bedrooms, bathrooms, to the sumptuously landscaped gardens and grounds, have all been refurbished and/or replaced with new.

Further to the primary residence there is the West Wing, comprising two additional apartments; one being 3-bedroom, with the other being 2-bedroom, the both of which are self-contained, with their own separate entrance, with porch and entrance hallway, and come with double size bedrooms, ensuites, plus separate kitchens and reception rooms. Ideal for multi-generational living, family, friends, and/or staff; or renting out for income.







In addition to this there is a luxurious ultra-high-end entertainment complex, comprising a large sized games room, a studio, what can only be described as 'The Ultimate TV & Gaming Room', and to top it all a multi-award-winning Steinway cinema, that is so phenomenally high-end that it has been independently rated as being 'The Best Cinema in The UK', has won the worldwide 'Home Theater of The Month' award with AVSForum.

Also featuring is a sizeable swimming pool and a sumptuous wine cellar. No expense has been spared; and it shows.

















## OUTSTANDING SPECIFICATIONS

- Multi-million-pound fully comprehensive new build refurbishment on an epic scale. The property has been developed to an exquisitely high standard.
- Prime location. Situated on one of the most highly sought-after roads in Buckinghamshire. The address is considered to be one of the most desirable in the area in terms of location; in which numerous celebrities have resided / reside and wherein houses of this calibre very rarely become available.
- 12 Bedrooms.
- 8 Bathrooms.
- 3 Guest WCs.
- 11 Reception Rooms.
- 3 Kitchens.
- TWO ADDITIONAL APARTMENTS: 3-Bedroom and 2-Bedroom; self-contained, with their own separate entrance, and come with double size bedrooms, ensuites, plus separate kitchens and reception rooms. Ideal for multi-generational living, family, friends, and/or staff; or renting out for income.
- ENTERTAINMENT COMPLEX: comprising large sized games room; a studio/office; 'The Ultimate TV & Gaming Room'; and award-winning Steinway cinema, that has been independently rated as being 'The Best Cinema in The UK', and winner of the worldwide 'Home Theater of The Month' award from AVSForum.
- Design by multi-award-winning designers.
- Finished to an extremely high-end standard throughout.
- CONTROL4 home automation and lighting control systems.







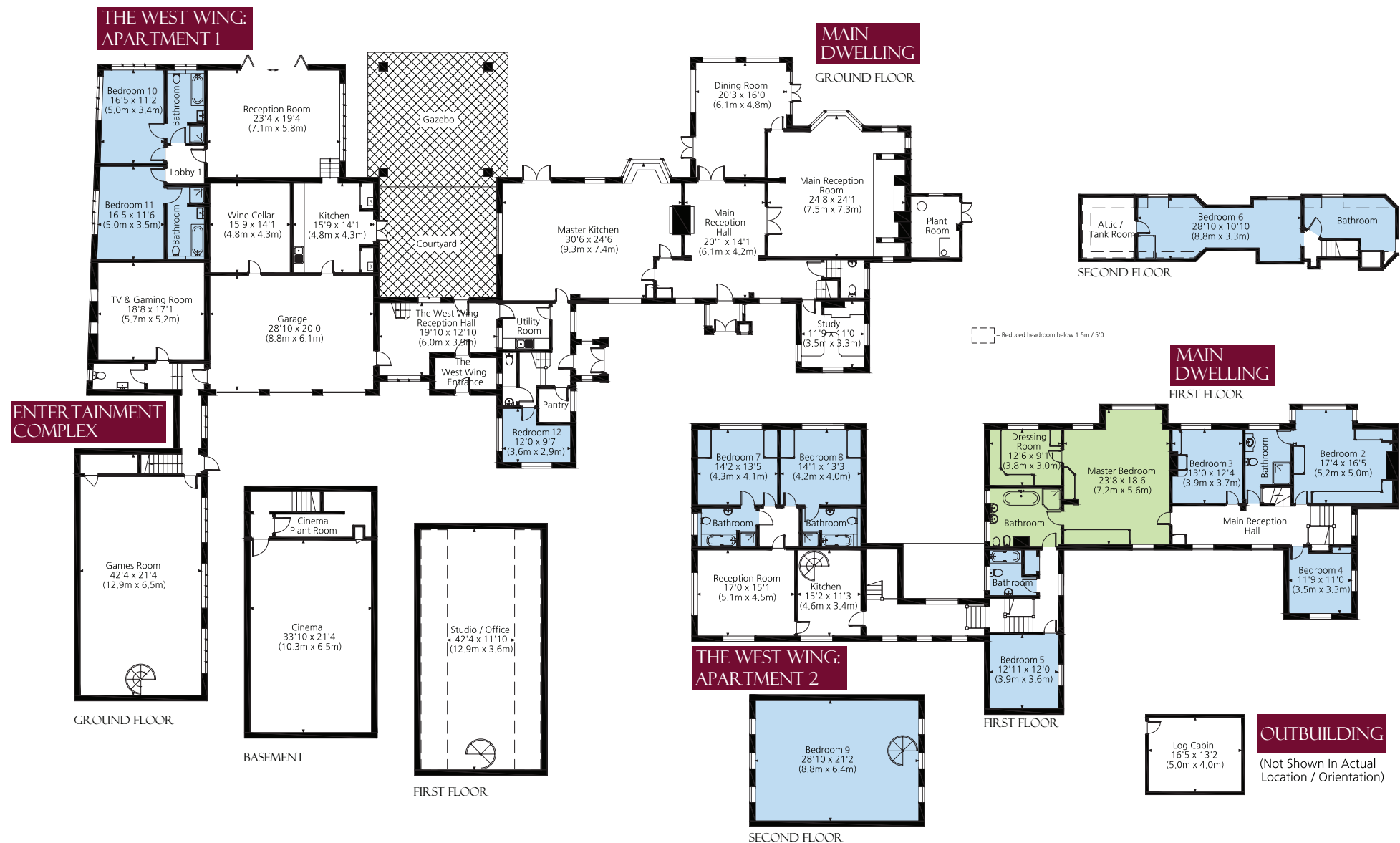


## OUTSTANDING SPECIFICATIONS

- Diamond standard monitored CCTV and intruder alarm security system; includes motion activated exterior lighting, and remote access, control and viewing of system and cameras from anywhere via mobile phone, iPad and/or laptop.
- Large open plan MASTER KITCHEN: Includes separate dining area, climate control (underfloor heating), and 'invisible' 5.1 surround sound home cinema system; with a full complement of top-of-the-line appliances.
- Automated gated entrance with intercom system; programmable and controllable via mobile phone app; and the intercom can be set to divert to your phone.
- Utility Room.
- Crittall windows; with marble window sills.
- Walk-in Pantry.
- High-speed fibre-optic Internet broadband and WIFI throughout.
- Dining Room.
- Sizeable storage rooms.
- Exceptionally grand entrance hall featuring ornate fireplace.
- Formal drawing room with feature stone inglenook fireplace.
- Wine Cellar; with independently controlled temperature and humidity regulated cabinets, plus tasting area.
- Electrical sockets with USB charging points throughout.
- Detached.



# FLOOR PLANS



Approx. Total Gross Internal Area: 14,085 SQ FT. / 1,309 SQ M.

Log Cabin: 215 SQ FT. / 20 SQ M.

Gazebo: 414 SQ FT. / 38 SQ M.

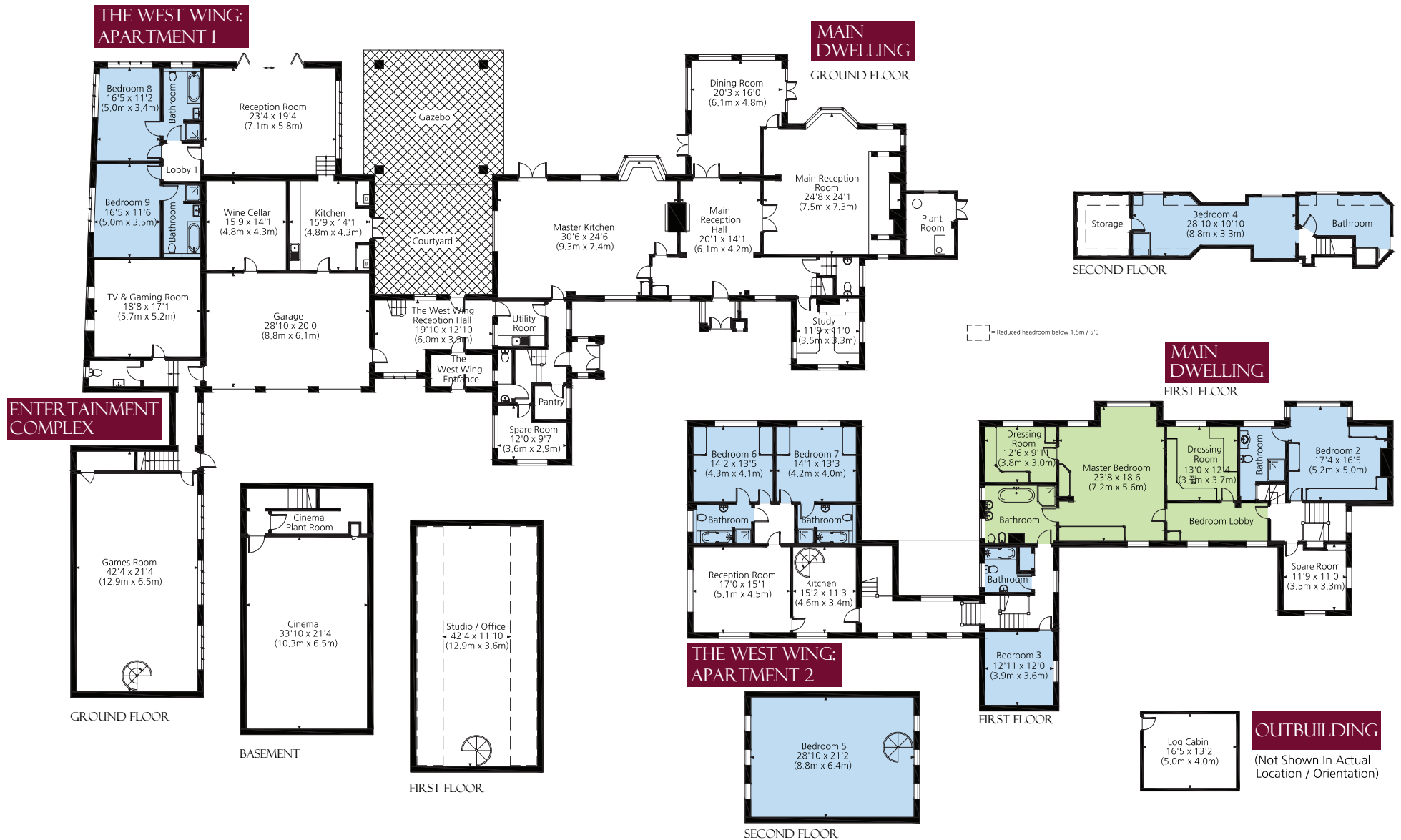
Reduced headroom (below 1.5m): 519 SQ FT. / 48 SQ M

All measurements have been made in accordance with RICS or GOV.UK Code of Measuring Practice and are for representation purposes. Whilst every effort has been carried out to ensure accuracy with respect to all of the information presented, for the avoidance of doubt, we shall not be liable for any reliance on them.



# ALTERNATIVE LAYOUT

## EXPANDED MASTER LIVING QUARTERS



Approx. Total Gross Internal Area: 14,085 SQ FT. / 1,309 SQ M.

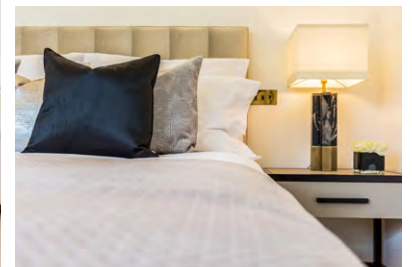
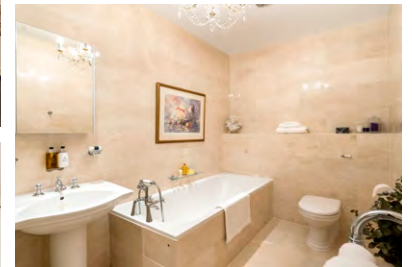
Log Cabin: 215 SQ FT. / 20 SQ M.

Gazebo: 414 SQ FT. / 38 SQ M.

Reduced headroom (below 1.5m): 519 SQ FT. / 48 SQ M.

All measurements have been made in accordance with RICS or GOV.UK Code of Measuring Practice and are for representation purposes. Whilst every effort has been carried out to ensure accuracy with respect to all of the information presented, for the avoidance of doubt, we shall not be liable for any reliance on them.





## APARTMENT 1.

2 bedrooms, kitchen, reception room





## APARTMENT 2.

3 bedrooms, kitchen, reception room





STUNNING VIEWS &  
OUTSTANDING NATURAL BEAUTY





## LAND

Chalfont Manor is situated within a plot size of 2.1 acres, within an 'Area Of Outstanding Natural Beauty'.

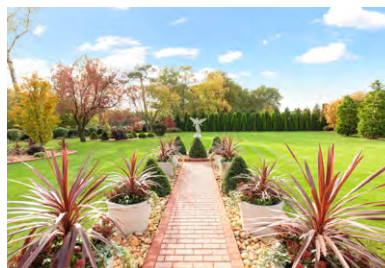
Adjacent to and alongside the south-facing exquisitely landscaped gardens and grounds there is a separate 1.1-acre paddock.

A further 15.3 acres of picturesque Green Belt pastures and beautiful woodland is also available for purchase, totaling 17.4 acres.

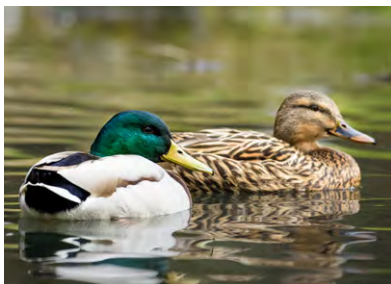


# EXTERNAL SPECIFICATIONS

- STUNNING VIEWS. Area of Outstanding Natural Beauty. Flanked by beautiful Green Belt pastures and woods.
- Peace and tranquillity.
- ABSOLUTE PRIVACY. No overlooking anywhere whatsoever.
- 2.1 Acres; with the potential to acquire an additional 15.3 acres. Total 17.4 acres.
- Exquisite landscaped gardens and grounds, by a multi-award-winning designer.
- SWIMMING POOL; with a brand new, top-of-the-range, automated thermally- insulated safety cover, which keeps the swimming pool clean, warm and 'child- safe', with minimal maintenance and significantly lower heating costs.
- Gazebo; furnished with dining table and chairs, and includes nighttime lighting; perfect for outdoor dining, entertaining and relaxation.
- Delightful sizeable log cabin garden shed (5m x 4m).
- Integral triple garage; with automated thermally insulated security doors.
- Rear gardens all fenced off so safe for pets.







## LOCAL INFORMATION

Waitrose, Marks & Spencer, Sainsbury's, and Tesco supermarkets are all only minutes away. Also close by are the Stoke Park Country Club & Spa and numerous Golf Clubs, Tennis Clubs, Country Clubs, Sports Clubs, and Gyms; including Gerrards Cross, Beaconsfield, Harewood Downs and Stoke Park.

Chalfont St Giles is a highly desirable village that is part of The Chalfonts and within The Chiltern Hills (a.k.a. The Chilterns) and is designated an 'Area of Outstanding Natural Beauty'. The local picturesque village green and duck pond are set off the A413 which provides easy access to all of Amersham, Chalfont St Peter, Gerrards Cross, and Uxbridge. With some fabulously historic pubs, a village church and poet John Milton's cottage, now a museum, where he completed *Paradise Lost*.

The nearby, prestigious Cliveden and Stoke Park, both offer five-star luxury sporting, spa and leisure facilities. Additionally there is horseracing at Windsor and Ascot, polo at Smiths Lawn in Windsor Great Park, rowing and water-sports at Eton, Marlow and Windsor, and golf at many local golf clubs including Harewood Downs, Denham, Ashridge, Beaconsfield, Burnham Beeches and Moor Park.

### NIGHTINGALES LANE

Nightingales Lane is considered to be one of the best roads in Buckinghamshire, being highly sought after and along which a number of celebrities have resided and/or still reside.

It runs parallel to but out of earshot from the main road, which is the A413 London Amersham Road, which provides very easy access to Prime Central London, being only circa 40-45 minutes drive away by car. During the evenings Nightingales Lane is extremely quiet with hardly any traffic and during the night there is literally no traffic whatsoever. Weekends are also quiet. The house is set back 100 feet from the road. Most importantly there isn't any bothersome noise audible inside the house or from the south-facing landscaped gardens at any time whatsoever.

### THE BEST SCHOOLS

The area is renowned for its excellent schools and offers some of the best schools in the country; including leading grammar schools, such as Dr Challoners, The Royal Grammar School, and John Hampden Grammar School; as well as top private schools, including Caldicott, Wycombe Abbey, The Royal Masonic School for Girls, Berkhamstead College, Merchant Taylors, Harrow and Eton.



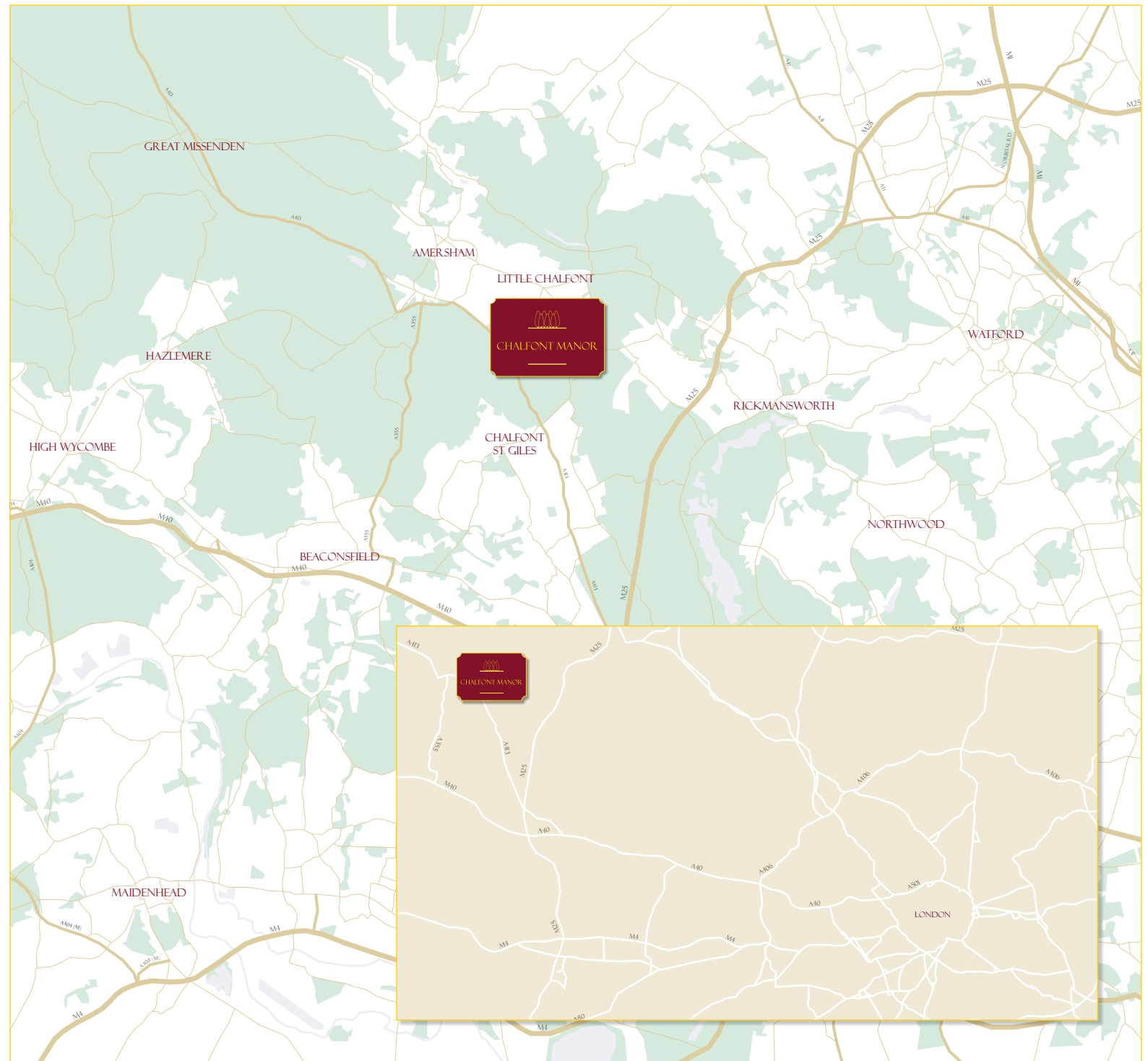
# EXCELLENT TRANSPORT LINKS

The property is located perfectly for the London and/or international commuter.

Chalfont & Latimer tube station, located just down the road, offers both Metropolitan Line Tube and Chiltern Railways trains; with the journey time to London Marylebone being only 35 minutes.

M25 (J18) and M40 (J2) motorways are only about an 8-minute drive away; and the drive into Prime Central London, pending traffic, is only around 40 minutes away.

And both Heathrow and Luton airports are within very easy reach, being only about 20 minutes and 25 minutes away respectively by car.





# ADDITIONAL INFORMATION

TENURE: Freehold

CHAIN-FREE

SERVICES:

Mains water, gas and electricity are connected throughout the house and buildings. Drainage is a combination of main drainage plus additionally a septic tank system that has the benefit of feeding and fertilizing the gardens and grounds.

FIXTURES & FITTINGS AND AUDIOVISUAL EQUIPMENT:

Available for purchase by separate negotiation.

## CONTACT



[knightfrank.co.uk](http://knightfrank.co.uk)

**Country Department**

55 Baker Street  
London, W1U 8AN

Tel: +44 20 7861 1114

[James.Crawford@knightfrank.com](mailto:James.Crawford@knightfrank.com)

**Beaconsfield Office**

22 Gregories Road  
Beaconsfield, HP9 1HQ

Tel: +44 1494 854910

[William.Furniss@knightfrank.com](mailto:William.Furniss@knightfrank.com)



