



**Bottrells Lane, Chalfont St Giles, Buckinghamshire HP8 4EY**

**£1,250,000**

**SIMON COLMAN**  
**exp**

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**Council Tax Band: G**

**EPC: C**

**Tenure: Freehold**

**Property Type: Detached House**

**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

**QUOTE REF: SC - 1620** Simon Colman presents a well appointed family home with an impressive Kitchen - Dining - Family Room with direct access via bi - fold doors to the secluded South facing level garden.



- KITCHEN - DINING - FAMILY ROOM
- FOUR LARGE BEDROOMS & TWO BATHROOMS
- SOUGHT AFTER LOCATION
- SECLUDED LEVEL SOUTH FACING GARDEN
- THREE RECEPTION ROOMS
- SUPERB KITCHEN WITH LARGE ISLAND UNIT
- PARKING FOR THREE CARS
- VILLAGE CENTRE LESS THAN HALF A MILE
- LOCAL SCHOOLS WITHIN WALKING DISTANCE



THE PROPERTY Covered entrance leading to Entrance Hall with parquet floor, coats cupboard and understairs cupboard. Cloakroom with WC, vanity basin, tiled walls and floor.

Sitting Room with parquet floor, custom built cupboards and display shelving, space for TV, overhead lighting. Study with built in desk, cupboards, drawers and shelving.

Kitchen - Dining - Family Room beautifully equipped with Karndean flooring, an extensive range of fitted units including a large island unit, Quartz worktops, Neff induction hob, extractor above, drawers and breakfast bar, further cupboards & drawers, integrated dishwasher, two ovens, space for large fridge/freezer, high shelved cupboards, shelving. 3 Velux windows, bi-fold doors, casement doors to terrace and garden.

Utility Room with range of cupboards, space and plumbing for washing machine, space for tumble dryer, sink, cupboard containing gas fired central heating boiler and pressurised water tank, door to side.

On the first floor Landing

Bedroom1 with an extensive range of fitted wardrobe cupboards. En Suite Shower Room with large cubicle, wide vanity unit, WC, tiled walls.

Bedroom 2 with fitted wardrobes.

Bedroom 3 with fitted wardrobe cupboards, drawers and shelving.

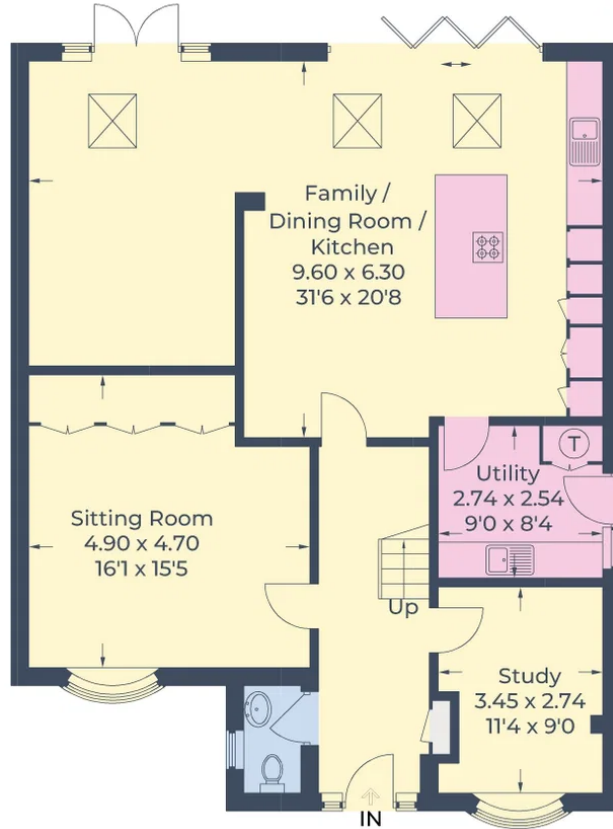
Bedroom 4 with access to roof space.

Family Bathroom with tile enclosed bath with shower, vanity unit, WC, tiled walls and floor, cupboard.

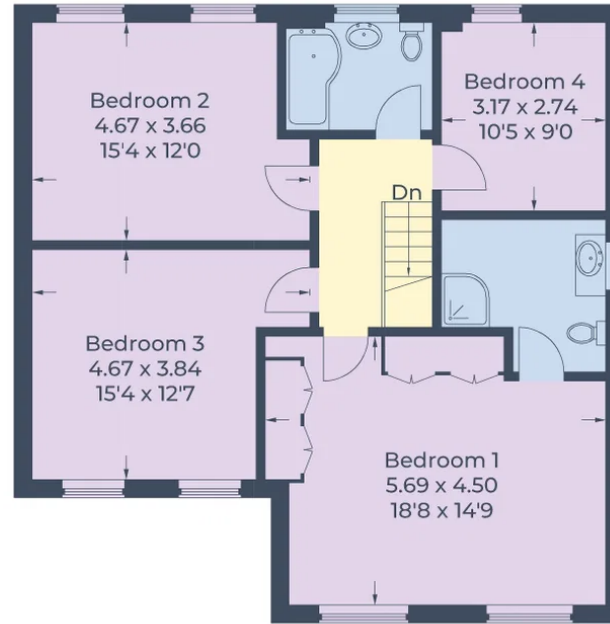
OUTSIDE The front garden provides parking for three cars and is well screened from the lane by hedging. There is a beautiful flowering Cherry Tree, small area of lawn and shrubs. A gate and path lead along the side of the property to the rear secluded South facing garden with wide paved terrace , pergola and prolific Wisteria covering for shelter from the sun. Level lawn with flower borders and a variety of shrubs and a paved pathway leading to a play area.



Approximate Gross Internal Area  
 Ground Floor = 110.0 sq m / 1184 sq ft  
 First Floor = 84.6 sq m / 910 sq ft  
 Total = 194.6 sq m / 2094 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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