



JOHN ROBERTS & Co  
estate agents



Shortenills Lodge Nightingales Lane, HP8 4SG  
Guide Price £1,900,000





# Shortenills Lodge Nightingales Lane

, HP8 4SG

- STUNNING NEWLY BUILT HIGH SPECIFICATION DETACHED FAMILY HOME
- TWO STUNNING RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS, ALL EN-SUITE
- GENEROUS GALLERIED LANDING WITH ROOF LANTERN
- NO ONWARD CHAIN
- SOUGHT-AFTER LOCATION IN WOODLAND SETTING
- BEAUTIFUL KITCHEN/DINING/LIVING ROOM
- UTILITY/LAUNDRY ROOM
- PROFESSIONALLY LANDSCAPED GARDEN WITH DOUBLE CAR PORT
- EPC: A

Shortenills Lodge is an exceptional newly constructed four-bedroom detached residence, discreetly positioned within a highly desirable woodland setting on Nightingales Lane, between Chalfont St Giles and Little Chalfont.

Designed for modern family living and finished to an exacting specification, the home seamlessly blends contemporary design with refined detailing. The property features underfloor heating throughout, Lutron lighting, solar panels and beautifully appointed bath and shower rooms, all situated within a generously large, private plot.

The ground floor is arranged around a welcoming entrance hall, leading to a front-aspect sitting room with bay window, a versatile additional reception room, and a guest cloakroom. The heart of the home is the impressive open-plan kitchen, living and dining space, fitted with Caesarstone Quartz worktops, a generous central island, Quooker tap, wine cooler and seven-burner range cooker, with dual aspect bi-fold doors opening directly onto the garden. A separate utility room completes the accommodation.

To the first floor, a galleried landing, with roof lantern leads to four well-proportioned double bedrooms. The principal suite enjoys a dedicated dressing area and luxurious en-suite bathroom, bedroom two benefits from its own en-suite, and bedrooms three and four are served by a stylish Jack and Jill large shower room.

Outside, the professionally landscaped wraparound garden provides a private and tranquil setting, with manicured lawn, laurel hedging, switch control lighting and a huge paved terrace ideal for outdoor entertaining. A gravel driveway leads to a double carport, completing this outstanding family home.



## LOCATION

Chalfont St Giles is a pretty village in Chilterns close to the neighbouring towns of Gerrards Cross, Amersham and Little Chalfont. The village green and duck pond lie at the heart of this popular village, offering a selection of local shops, supermarket, pubs, restaurants, coffee shop. Situated just off the A413 with excellent transport links to the M25, M40, M4 and M1.

There are also speedy rail links to London for commuting, from Gerrards Cross or Beaconsfield and Seer Green into to Marylebone, or Metropolitan Line services from Little Chalfont and Amersham.

The area is also sought after by families keen to be close to highly regarded state and independent schools.

## 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**  
Buckinghamshire Council

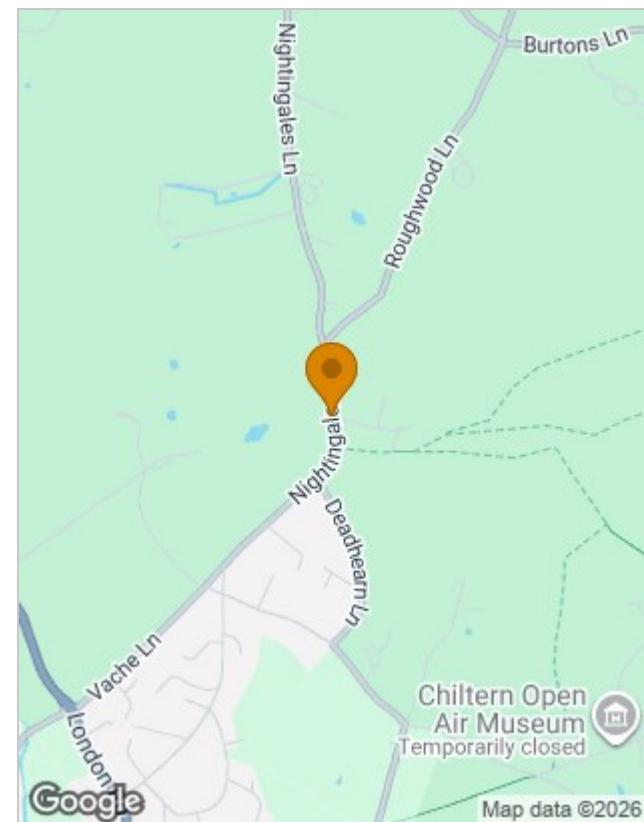




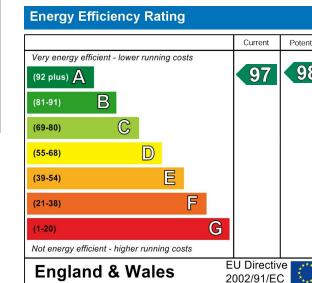
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.