



Glenwood, Nightingales Lane, Chalfont St Giles HP8 4SF

£1,925,000

SIMON COLMAN
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Council Tax Band: H

Tenure: Freehold

Property Type: Detached House

Bedrooms: 7

Bathrooms: 4

Receptions: 4

QUOTE REF: SC-1620 Simon Colman presents a thoughtfully planned family home in a sought after location, with accommodation on three floors, in a private setting with level south-east facing garden of 0.25 of an acre.

- APPROACHED BY ELECTRIC GATE FOR PRIVACY & SECURITY
- SPACIOUS FAMILY ACCOMMODATION ACROSS THREE FLOORS
- SEVEN BEDROOMS, 4 BATHROOMS/SHOWER ROOMS
- IMPRESSIVE GLAZED ORANGERY EXTENSION WITH GARDEN VIEWS
- MODERN SUPERBLY FITTED KITCHEN WITH APPLIANCES
- VERSATILE ACCOMMODATION (3,279 SQ FT) EXC GARAGE
- AIR CONDITIONING
- DOUBLE GARAGE & PARKING FOR A MINIMUM OF 6 - 9 CARS
- CHALFONT & LATIMER STATION 2.5 MILES
- CATCHMENT AREA FOR DR CHALLONER'S SCHOOLS FOR BOYS & GIRLS





The Property

A substantial and beautifully proportioned seven-bedroom detached family home set behind a private entrance gate on the highly regarded Nightingales Lane.

The property offers generous accommodation arranged over three floors, together with extensive gardens, ample parking and a double garage.

On the Ground Floor

Covered Entrance with door to Entrance Hall, cupboard containing electrical equipment (CAT 5), Full Fibre 1 gig speed Openreach, Starlink back up broadband system.

Coats cupboard. Cloakroom with WC, hand basin, tiled walls and floor.

Sitting Room with stone fireplace surround and gas fire, porcelain floor tiles, glazed doors to the

Orangery with lovely views of the garden, floor to ceiling double glazed windows with heat reflective glass on two sides and two sliding doors to terrace and garden, underfloor heating, air conditioning, large rooflight ceiling lantern with heat reflective glass.

Wide access to hand painted Kitchen - Breakfast Room with large Quartz topped island unit with breakfast bar. Quartz worktops, extensive range of fitted cupboards, drawers, larder cupboard, waste cupboard, two integrated dishwashers. Induction hob, extractor, two ovens including a combination oven and plate warming drawer. American style fridge freezer, tiled floor. Double doors from Entrance Hall.

Utility Room with gas fired central heating boiler, plumbing for washing machine, cupboard and door to side.

Study and separate Family Room both have oak flooring and aspect to the front garden.





On the First Floor

Landing with linen cupboard containing the pressurised water system.

Bedroom 1 with air conditioning, built in wardrobes.

En Suite Bathroom with bath, shower above, vanity unit, WC, tiled walls.

Bedroom 2 with two built in wardrobes, air conditioning.

En Suite Shower Room with large cubicle, vanity unit, WC, tiled wall and Limestone floor.

Bedroom 3 with air conditioning.

Bedroom 4 with air conditioning, built in wardrobes.

Bedroom 5/Study built in wardrobes.

Family Bathroom with bath, shower cubicle, vanity basin, WC, tiled walls and Limestone floor.



On the Second Floor

Landing with eaves cupboard.

Bedrooms 6 with built in wardrobes.

Bedroom7/Home Gym with built in wardrobes.

Shower Room with cubicle, WC, pedestal basin, tiled walls.

Outside

Double Garage with light & power, external lighting, electrical points, electric doors. EV Charging point nearby. Floodlighting on all sides of the property.

The property is approached via an attractive landscaped entrance, screened by wrought iron fencing and established Yew hedging. Neatly clipped miniature hedging frames the entrance with brick-built piers and an electronically operated sliding gate. The extensive block-paved driveway provides generous parking for a minimum of 6 - 9 vehicles.

A natural boundary of established hedging creates a high degree of privacy. A gated side access leads to the secluded rear garden. Paved terracing and pathways lead to the neatly maintained grounds.

The rear garden extends to approximately 125ft and enjoys a South-East facing aspect. An area of level lawn is bordered by mature shrubs, hedging & fencing creating a private tranquil setting.

At the end of the garden a mature oak tree provides a focal point. There is also a Summerhouse.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living.

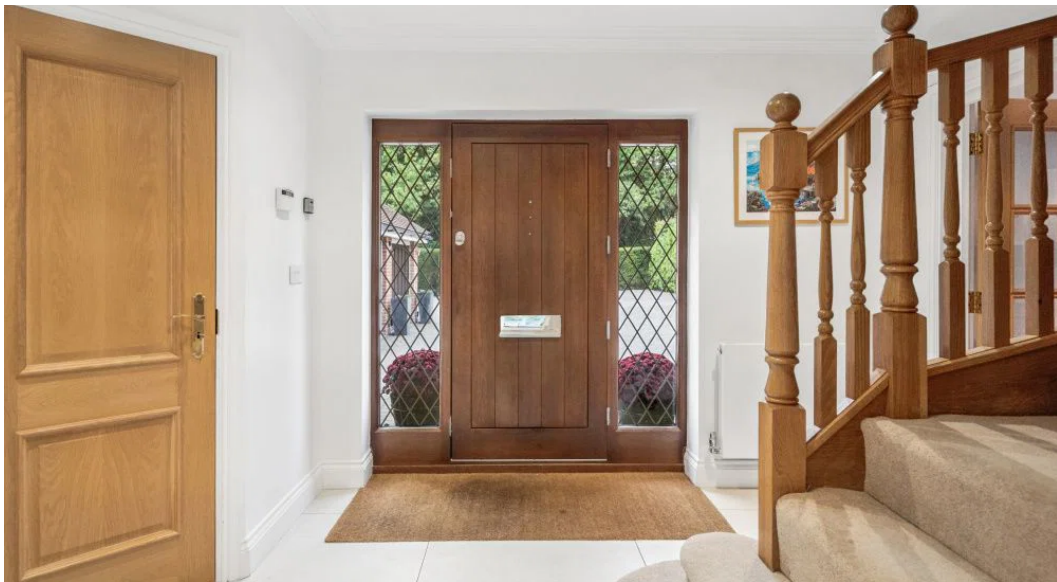
SCHOOLS: There are Nursery, Infant and Primary Schools in the village. Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

For the commuter there are Mainline Stations in Chalfont & Latimer and Gerrards Cross. Fast and frequent services are available to London Marylebone & Baker Street on the Chiltern and Metropolitan lines.

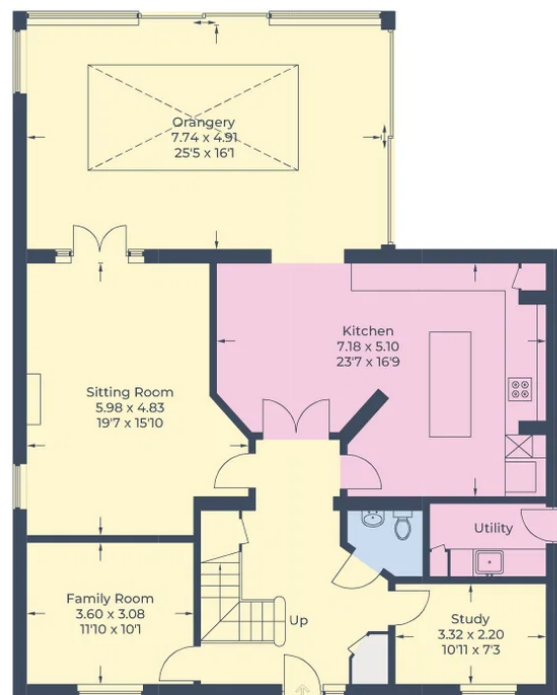
Junction 2 of the M40 Motorway is within driving distance, connecting to Junction 16 of the M25 Motorway.



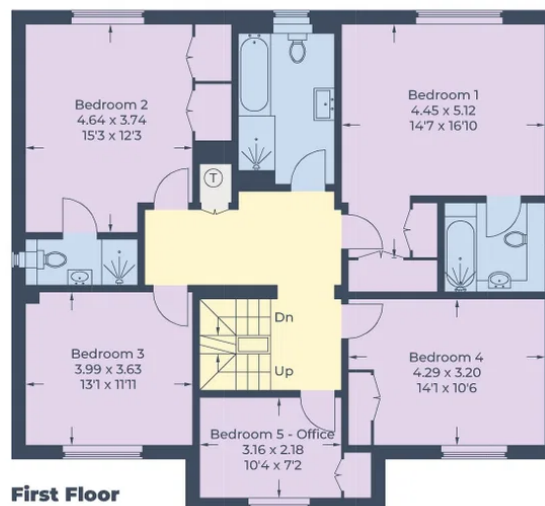




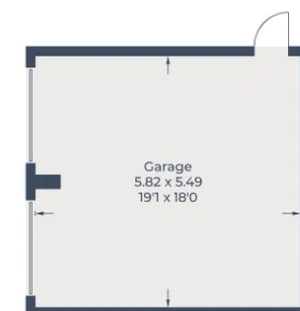
Approximate Gross Internal Area
 Ground Floor = 146.1 sq m / 1,573 sq ft
 First Floor = 108.7 sq m / 1,170 sq ft
 Second Floor = 49.8 sq m / 536 sq ft
 Garage = 31.9 sq m / 343 sq ft
 Total = 336.5 sq m / 3,622 sq ft



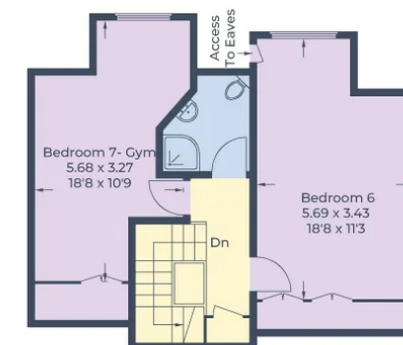
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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