

THE GARDEN HOUSE

CHALFONT ST. GILES • BUCKINGHAMSHIRE

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*An immaculately presented modern home with a beautiful aspect
in a unique enclave*

Little Chalfont 3.6 miles (London Marylebone 33 minutes)

Gerrard's Cross 4.1 miles (London Marylebone 18 minutes)

M40 (J2) & M25 (J17) 4.4 miles • Amersham 4.3 miles

Beaconsfield 4.6 miles • Heathrow 15.8 miles • Central London 23 miles

(Distances and time approximate)

Entrance hall • Drawing room • Family room • Kitchen/Breakfast room
Sitting room • Games room • Study • TV room • Utility room

Master bedroom suite with bathroom and dressing room

Principal guest suite with dressing room and bathroom

4 further bedrooms • Study/bedroom • 3 further bathrooms

Beautiful landscaped gardens • 3 bay garage

In all about 1 acre



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





The Garden House

Built in 2004 to the highest standard, The Garden House enjoys a rural outlook whilst having brilliant connections to London by rail and car and the nearby towns of Beaconsfield and Amersham.

A superbly proportioned house, it has been designed with modern living in mind and features large open reception rooms around a central reception hall. Of particular note is the open plan kitchen/breakfast room with family room, opening out onto the garden. All of the modern appliances one would expect with a house of this stature have been fitted, a gas hob,

three Siemens electric ovens, fridge freezer, Quooker tap and Miele coffee machine. Under floor heating is found on both floors with gas fires in the majority of principal reception rooms.

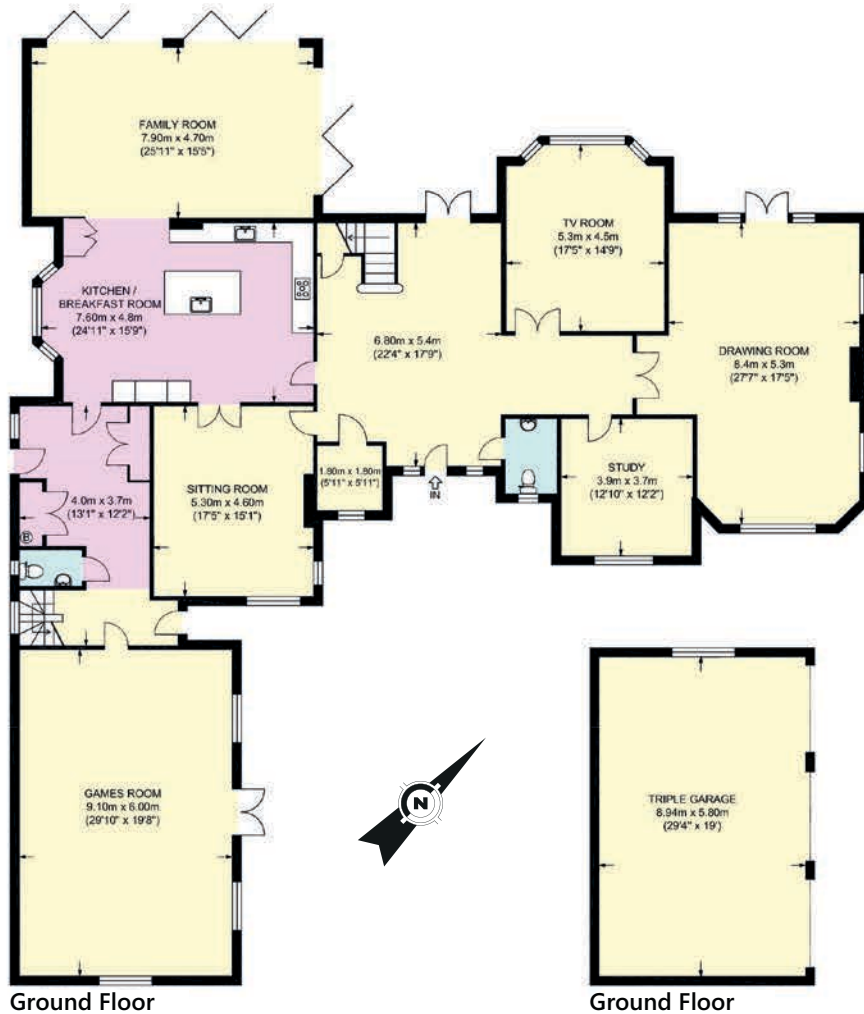
Upstairs, both the master bedroom and principal guest bedroom have a large dressing room and a luxurious en-suite bathroom. There are 4 further bedrooms and 3 further bathrooms as well as a study/bedroom, all have Villeroy & Boch bathroom furniture and heated towel rails. All enjoy beautiful views over the garden and to the countryside beyond.





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- Reception
- Bedroom
- Storage
- Kitchen/Utility
- Bathroom

Approx. Gross Internal Floor Area:
 Main House 7,383 sq.ft. / 687 sq.m.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

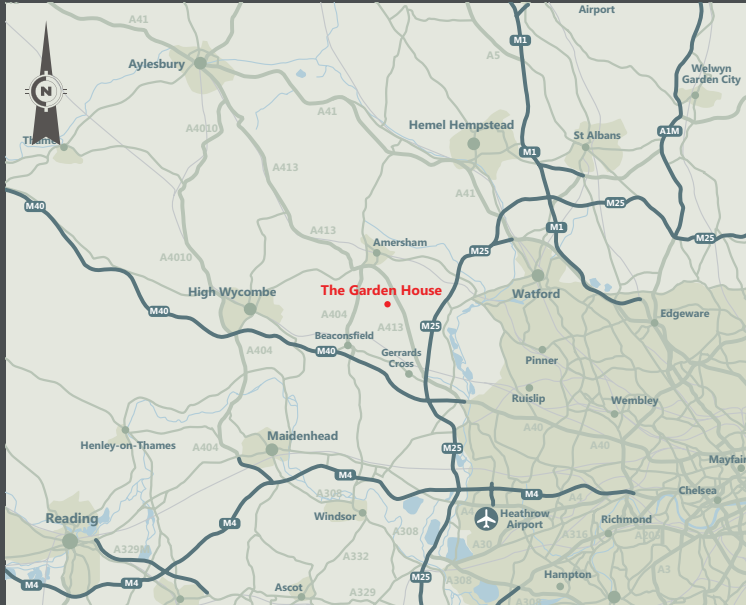


Gardens and grounds

Approached across a sweeping driveway with turning area, The Garden House sits in a slightly elevated position affording delightful views over the garden to open countryside beyond. To the rear of the house bi-fold doors open from the family room to a patio, ideal for external dining.

The formal lawns are interspersed by box hedging, numerous mature floral beds, terraces and specimen trees all surrounding a central seating area. All principal bedrooms and reception rooms enjoy beautiful views across the garden over a post and rail fence to pasture and woodland beyond.





Shopping

Amersham and Beaconsfield.



Schooling

Caldicott, Wycombe Abbey, Davenies, The Beacon, Dr Challoner's School and slightly further afield at Eton.



Train

Little Chalfont 3.6 miles (London Marylebone 33 minutes).
Gerrards Cross 4.1 miles (London Marylebone 18 minutes).
Seer Green 2 miles (London Marylebone 22 minutes).



Motorway

M40 (J2) & M25 (J17) 4.4 miles.



Airport

Heathrow 15.8 miles.



Golf

Harewood Downs and Beaconsfield.



Racing

Ascot and Windsor.

All distances and times are approximate.

Services: Mains electricity, water, gas and drainage. Gas fired central heating.

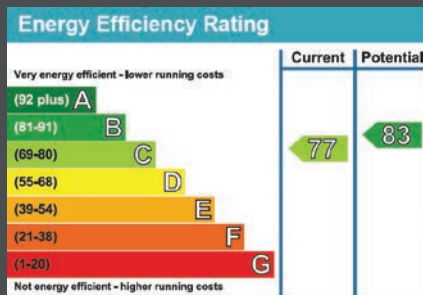
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Easements, wayleaves and rights of way: The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Local authority: Buckinghamshire Country Council Tel: 01296 395000

Viewing: Viewing is strictly by appointment only via Knight Frank LLP.

Directions (HP8 4NR): Leave London via the A40 Western Avenue bearing left following signs to Amersham and Denham (Junction 1). At the traffic lights turn right onto the A413 signposted to Amersham and the Chalfonts. Continue forward for around 6 miles through Chalfont St Peter. After a double mini roundabout take the first left onto Mill Lane. Follow this through a ford and up the hill, The Garden House can be found on the left accessed through electric gates.



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Particulars dated: May 2015. Photographs dated: May 2015

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