



Gold Hill North, Chalfont St Peter, Buckinghamshire SL9 9JE





THE THREE RECEPTION ROOMS
AND THE KITCHEN ARE ALL
ACCESSED FROM THE
OCTAGONALLY SHAPED HALL



A LOVELY HOME WITH AN OVERRIDING SENSE OF QUALITY AND STYLE

- **Attractive Detached Home**
- **Located Close To Shops And Common**
- **Detached Double Garage**
- **Landscaped Gardens To Front, Rear And Side**

Set just off Gold Hill Common this fabulous four bedroom home has been fastidiously maintained and updated by its sole owners. There are many positive features with this property and its overriding one is the sense of quality with everything that has been built into the house both within the original build and its subsequent enhancements.

To the front of the house is a landscaped area of garden and a tarmac driveway which leads to the front door and the detached double garage. There is an enclosed front porch leading into the octagonal entrance hall from which all the reception rooms and the kitchen/utility are accessed. The kitchen has views over the common and has been superbly refitted by John Lewis. It features an extensive range of oak fronted units, cupboards and drawers, a Duropal Caldera Marble surface and breakfast bar, attractive glass splash backs and an array of integrated appliances. The utility room is accessed from the kitchen and was replaced at the same time as the kitchen.

The dining room measures 12' x 11'10 and looks out onto the landscaped rear garden as does the 17'8 x 13'7 lounge complete with replacement double glazed casement doors which lead out to the garden. There is an attractive stone fireplace with a gas coal effect fire.

The study is located to the front of the house and the downstairs cloakroom was refitted by Lakeside Bathrooms.

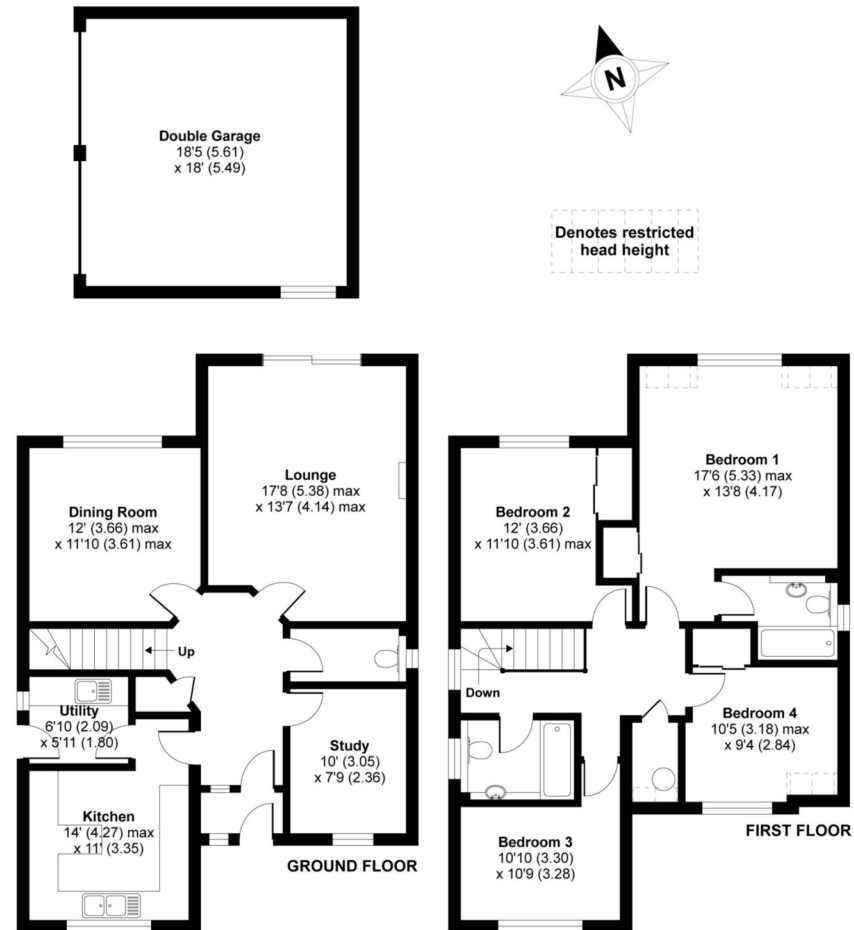
The stairs rise to a spacious landing which provides access to the four double bedrooms and the bathrooms. The master bedroom measures 17'6 x 13'8 and enjoys views to the rear. It has fitted wardrobes and a superb en-suite bathroom which has been refitted by Lakeside Bathrooms to their usual exacting standards. The family bathroom has also been refitted by Lakeside Bathrooms completing the sense of quality and style.

The gardens have been attractively landscaped featuring brick pathways and well stocked shrub beds which are brick edged for ease of maintenance and neatness. There is gated side access to either side of the house. To the right of the house is another area of side garden which measures in excess of 46' x 14'6 and may, subject to consents, allow ideal space to extend.

EPC: D



APPROX. GROSS INTERNAL FLOOR AREA 1618 SQ FT 150.3 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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