





**Guide Price**  
**£1,500,000**

Set within the heart of the Chiltern Hills this beautiful four double bedroom detached family home offers incredibly bright and extremely flexible accommodation including an open plan kitchen/dining/living space, separate sitting room, two en-suites and a study. The property also enjoys wonderful views over the adjoining countryside, has driveway parking and stands on an enclosed plot including a central courtyard area and is being offered with no onward chain.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Tiled floor with underfloor heating, built in cupboard housing heating system, doors to bedrooms and main bathroom, opening to kitchen/dining room.

## KITCHEN/DINING ROOM

Double glazed windows to front and rear and double-glazed sliding patio doors to the courtyard area. A fabulous open plan room fitted with a range of units with granite work surface over, stainless steel sink with mixer tap, integrated fridge, oven and hob, microwave, coffee machine and dishwasher. Tiled floor with underfloor heating, opening to inner hallway.

## INNER HALL

Double glazed window. Tiled floor with underfloor heating, doors to cloakroom, study and utility room and opening to sitting room.

## SITTING ROOM

A lovely triple aspect room with double glazed windows to front and side and double-glazed sliding patio doors to the courtyard, tiled floor with underfloor heating.

## STUDY

Double glazed window to rear and double-glazed doors to side. Tiled floor with underfloor heating, built in units.

## CLOAKROOM

Low level w.c., wash hand basin with storage below, tiled floor with underfloor heating.

## UTILITY ROOM

Double glazed window to rear and double glazed velux window. Range of units with granite work surface over, single drainer sink with mixer tap, plumbing for washing machine, tiled floor with underfloor heating.

## BEDROOM ONE

Double glazed sliding patio doors to courtyard, two double glazed velux windows. Tiled floor with underfloor heating.

## DRESSING ROOM

Double glazed window. Range of built in wardrobes and drawer units, tiled floor with underfloor heating.

## EN-SUITE

Double glazed window to courtyard. Free standing bath with mixer tap and shower attachment, walk in shower, wash hand basin with storage below, low level w.c., tiled floor with underfloor heating, tiled walls, heated towel rail.

## BEDROOM TWO

Double glazed window and two double glazed velux windows to side. Underfloor heating.

## EN-SUITE

Double glazed velux window. Tiled shower cubicle, wash hand basin with storage below, low level w.c., tiled floor with underfloor heating, tiled walls, heated towel rail.

## BEDROOM THREE

Double glazed window and two double glazed velux windows to side aspect. Underfloor heating.

## BEDROOM FOUR

Double glazed doors to rear and double-glazed window to side. Underfloor heating.

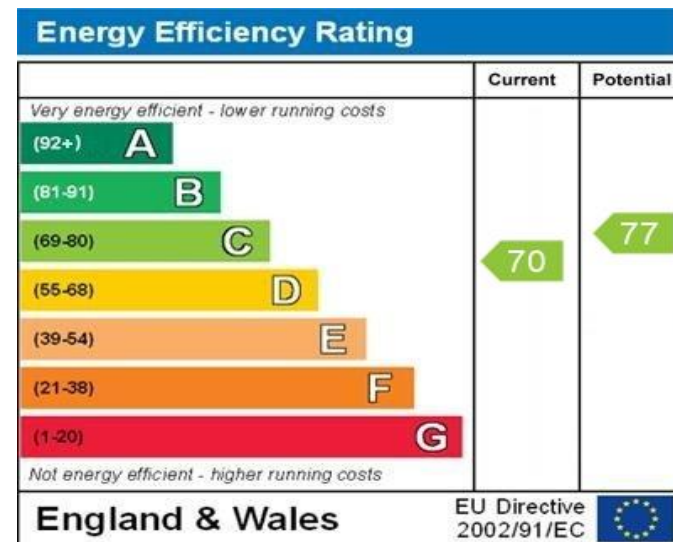
## BATHROOM

Double glazed window and double glazed velux window. Comprising bath with mixer tap and shower attachment, tiled shower cubicle, wash hand basin with storage below, low level w.c., tiled floor with underfloor heating, tiled walls, heated towel rail.

## OUTSIDE

## GARDENS

To the front the barn encloses a wonderful paved courtyard with outside lighting, to the side and rear the garden area is mainly laid to lawn and enclosed by post and rail fencing, to the rear is a shingled parking area for two vehicles.



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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