



4, Hollytree Close
Chalfont St Peter, Buckinghamshire, SL9 0JL

A detached five bedroom house located on the Chalfont Common side of Chalfont St Peter. The property has secluded gardens, overall around 0.24 acre and is at the end of a quiet cul-de-sac..

Welcoming reception hall with wood effect tiled flooring. The cloakroom is fully tiled with wash hand basin with storage, w.c and window to side.

The dining room/home office has two windows overlooking the front garden with double door to the side gardens and glazed double door to the living room. This room has lots of natural light and a great room for entertaining.

The spacious drawing room has an open fireplace, window overlooking the gardens and double doors that open onto the rear garden patio.

There is a games room which has a window overlooking the front.

The open plan kitchen/family room is open to a large, heated and double glazed conservatory that provides ample room for comfy sofas. There is a wood effect tiled floor which has under floor heating throughout the kitchen and conservatory areas.

The luxury kitchen has been designed with the family in mind. It is fitted with a contemporary range of dove grey units providing ample storage and finished off with a granite work top. The kitchen island has wine cooler, inset sink with Quooker tap, breakfast bar, storage cupboards and soft close drawers. There are twin integrated fridge and freezers, two integrated Bosch ovens, integrated dishwasher, five plate electric hob, extractor hood and larder cupboards.

The utility room has been fitted with the same range of units and worktop as the kitchen. There are full height storage cupboards, further cupboards and drawers, inset sink with mixer shower tap, space and plumbing for a washing machine and tumble dryer. There is a glazed door to the gardens.

On the first floor the generous galleried landing has a window overlooking the front, shelved airing cupboard and doors to five bedrooms and the family bathroom.

The master bedroom has a full range of bespoke fitted wardrobes, window overlooking the gardens and door to ensuite shower room which is fully tiled with large walk-in shower cubicle fitted with a rain shower and hand shower, wash basin inset into two drawer unit, w.c, heated towel rail and obscured glazed window.

Bedroom two is a double room with two windows overlooking the front and fitted with a range of bespoke fitted wardrobes.

Bedroom three is another double bedroom with large window overlooking the gardens.

Bedroom four has a window overlooking the front garden.

Bedroom five has a range of fitted wardrobes and window overlooking the rear garden.

The family bathroom is fully tiled with a contemporary look. Fitted with bath with shower screen, rain shower, hand shower and mixer taps. There is a wash basin inset into a shelved unit, w.c, heated towel rail and window with obscure glazing.

The loft is boarded with a Worcester combination boiler.

To the front of the property, there is a large tarmac drive with ample parking for six cars which is accessed through double five bar gates. There are two areas of lawn with planted borders, an area of block paved patio and gates to each side of the property giving access to the rear and side gardens. There is a double garage with electric roller door which has light and power. To the back of the garage there is a 10'7" x 7'7" timber store.

Fully enclosed gardens wrap around each side of the home with three distinct areas, offering a good

degree of privacy. A substantial wooden and insulated cabin sits neatly to one side of the garden and has light, power and a veranda. This had been used previously as a successful childcare business.

The garden has a large patio area with a power point and awning making the perfect place to dine alfresco, with double doors opening from the living room. There is a large area of lawn with mature hedges, planted borders and trees. A garden path takes you to another garden which has artificial grass making this a practical place for children to play.

EPC rating: D

Council tax band: G





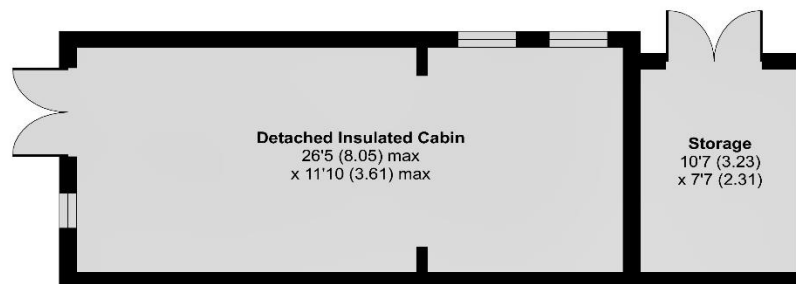
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Approximate Area = 2428 sq ft / 225.6 sq m (includes garage)

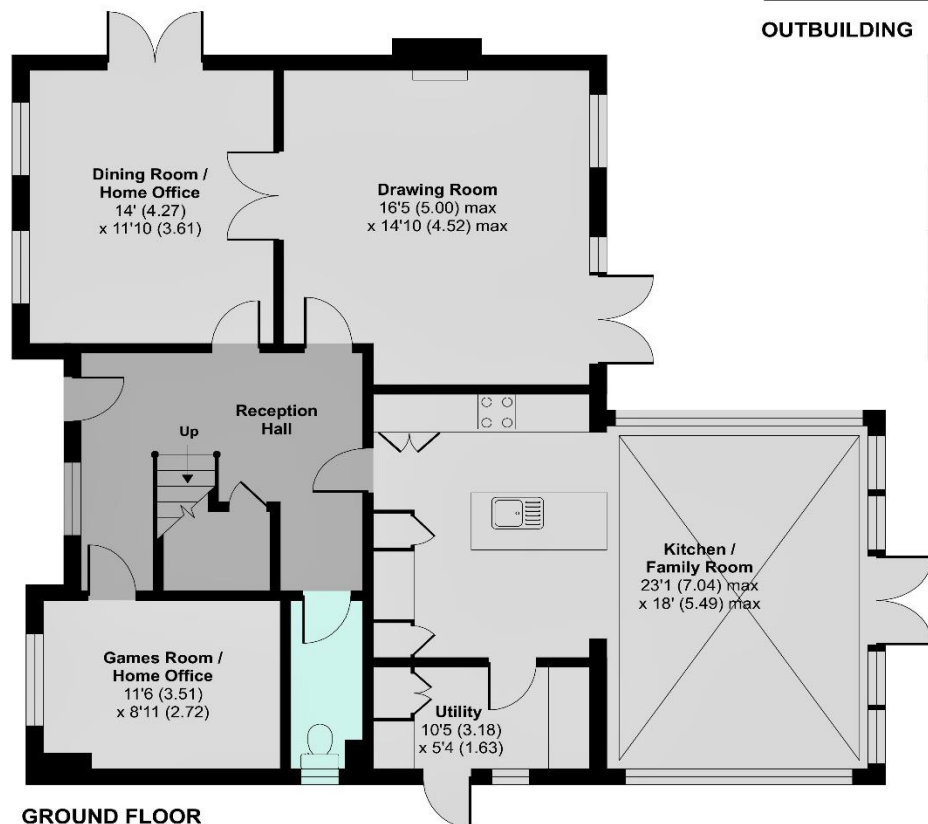
Outbuilding = 403 sq ft / 37.4 sq m

Total = 2831 sq ft / 262.9 sq m

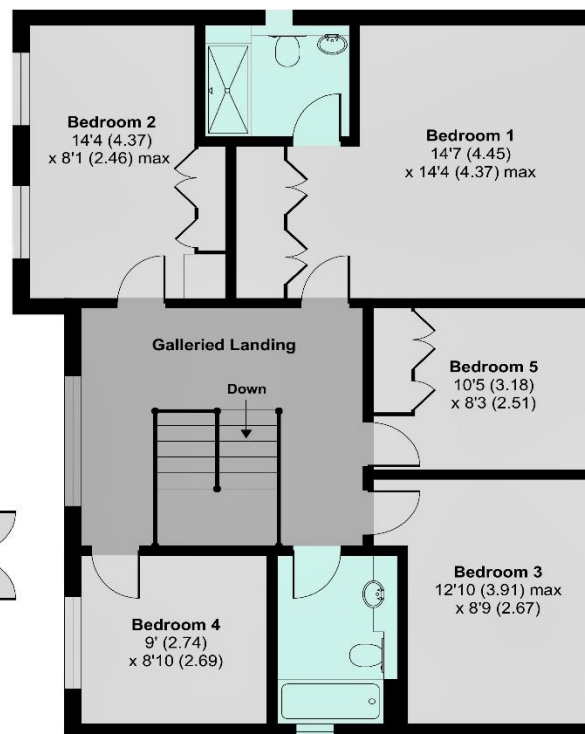
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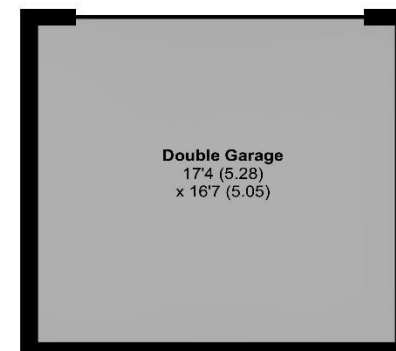
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Peter Scott. REF: 684085

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