



BOTTRELLS LANE, CHALFONT ST GILES

COLMAN
&CO



74 BOTTRELLS LANE
CHALFONT ST GILES
HP8 4EH

A superbly maintained family house with detached office, gym, barn/stable and quarter acre meadow.

DELIGHTFUL GARDEN
EXTRA QUARTER ACRE MEADOW
BACKS ONTO OPEN COUNTRYSIDE
FAMILY HOUSE - 5 BEDROOMS - 3 BATHROOMS
GARDEN OFFICE - GYM & BARN/STABLE
DEEP COVERED PARKING & GARAGE
HIGHLY REGARDED LOCATION
EPC = C

THE PROPERTY

Backing onto open countryside and located about three quarters of a mile from the village centre, this family house features a level garden and meadow.

Situated in a sought-after lane, the property is deceptively spacious and in excellent decorative order throughout.

ACCOMMODATION

Covered entrance

Entrance Hall with coats cupboard. Study.

Cloakroom with low level WC, hand basin.

Sitting Room with double aspect, ornate cast iron open fireplace with tiled and timber surround, fitted shelving, double doors to

Dining Room opening to Family Room with high vaulted ceiling, bi-fold doors and large windows.

Kitchen-Breakfast Room fully fitted, Breakfast bar, gas hob, extractor, double oven, plumbing for dishwasher. Space for fridge-freezer, tiled walls door to Large Utility Room housing gas boiler.

Plumbing for washing machine, space for tumble dryer, fitted cupboards and shelving, tiled walls. Door to garden.

Stairs to first floor, shelved cupboard. Landing with two points of access to roof space.

Bedroom 1 with drawers and shelving, fitted wardrobe cupboard, one with mirrored front, bedside tables. En Suite Shower Room with shower cubicle, low level WC, vanity basin with cupboard beneath, tiled walls.

Bedroom 2 with shelved cupboard. Double swing doors to En Suite Shower Room with shower cubicle, low level WC, vanity basin.

Bedroom 3 built-in wardrobe cupboard, eaves storage.

Bedroom 4 views over open countryside, shelving.

Bedroom 5 built-in wardrobe cupboard, shelving. Family Bathroom with panel enclosed bath with shower above, hand basin, low level WC, tiled walls.

OUTSIDE

Deep, covered parking area.

Detached single garage, Gym with pine panelled walls, Detached garden office - all with light and power.

Approached by paved terracing and pathways, the level garden is laid to lawn, well stocked with flowerbeds and shrubs. The garden is enclosed by hedging a steel gate provides access to the meadow. Timber Barn/Stable with light and power. Timber post and rail fences partly enclose a large section of the meadow, which has a number of trees and backs onto open countryside. To the front, the property is well screened from the lane by hedging and trees. The driveway provides ample parking for several cars.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in nearby Little Chalfont.



GENERAL

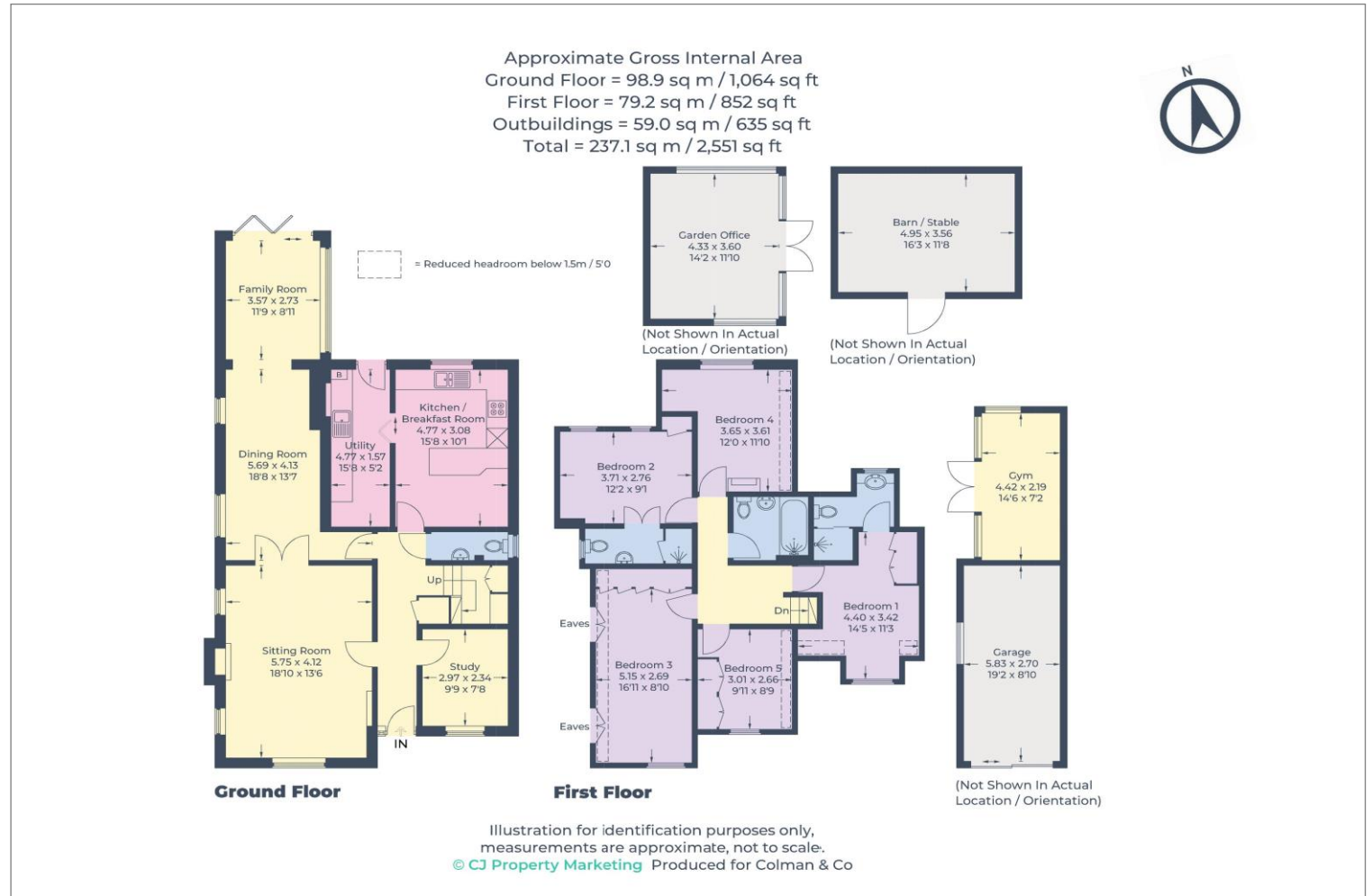
Local Authority
Chiltern District Council
Council Tax Band G

Services
Mains water, gas and electricity.

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