



Bull Lane, Chalfont St. Peter  
Gerrards Cross, Buckinghamshire, SL9

**HAMPTONS**  
INTERNATIONAL

Beyond your expectations

# *PROWTING INVESTMENTS PLC A long standing history in housebuilding*

Entrance Hall | Reception Room | Sitting Room | Dining Room | Family Room Kitchen | Utility Room | Integrated Garage | Master Bedroom w/Ensuite & Walk In Dressing Area | 5 Further Bedrooms (All Ensuite) | Generous Loft Storage | Integrated Garage | Gated Parking | 1/3 Acre Mature Plot

**Guide Price £2,285,000 Freehold**

## Description

Exactly 1 mile to Gerrards Cross rail station (less via local footpaths) is a 5059 sq ft high specification & energy efficient new build home by Prowting Investments PLC. Positioned on a well established 1/3 acre level plot with gated driveway & integrated garaging.

The bespoke designed kitchen incorporates a combination of contemporary hi-gloss and contrasting wall and floor cupboards complemented by Silestone and Caesarstone worktops. Miele integrated appliances include induction hob, two single ovens, microwave and coffee machine. Stovax wood burning stoves have been installed to both the Sitting Room and Family Room. There is wet zoned under floor heating to both ground and 1st floor with individual thermostatic controls provided to all rooms. Central heating with radiators and thermostatic valves to 2nd floor. Pre finished double glazed timber casement windows also provide a high level of thermal insulation and reduced heat loss. Television, Cat 5 cabling and telephone points are fitted to selected reception rooms and all bedrooms. Television points are wired centrally with an adjacent power supply, TV aerial and satellite dish are installed for purchaser connection. Each of the 6 ensuite bathrooms and cloakroom have white porcelain sanitary ware & tiles supplied by Villeroy & Boch, complemented by chrome fittings from Hansgrohe. All 6 bedrooms are equipped with fitted wardrobes with hanging space and drawers.

10 year NHBC Guarantee Warranty.

## Outside

The property is well positioned on a level 1/3 acre mature plot, with impressive 70ft wide frontage. To the front are automated wrought iron electric gates with matching railings and video entry, parking for numerous vehicles (the driveway is finished with regular block paving) and access into the integrated 18'8 x 17'2 garage (electrically operated vehicle door with a keypad for pedestrian access). To the rear of the property is an external waterproof socket and water taps, quality mature trees and shrubs throughout and stone finished slabs fitted to all patio areas.

## Location

The property is circa 1 mile by road (less by local footpaths) from Gerrards Cross Rail Station and town centre that offers very good day to day shopping facilities - Waitrose, Tesco, Marks & Spencer Food Hall & Sainsburys Local, numerous restaurants, coffee shops, hair salons, fashion boutiques and an Everyman cinema. Gerrards Cross Rail Station has the Chiltern Line with fast services to London taking circa 18 minutes. There are very good sporting facilities within the local area including the Gerrards Cross Lawn Tennis Club further along the lane, the Gerrards Cross Golf Club at Chalfont Park and the prestigious Stoke Park Club & Spa.

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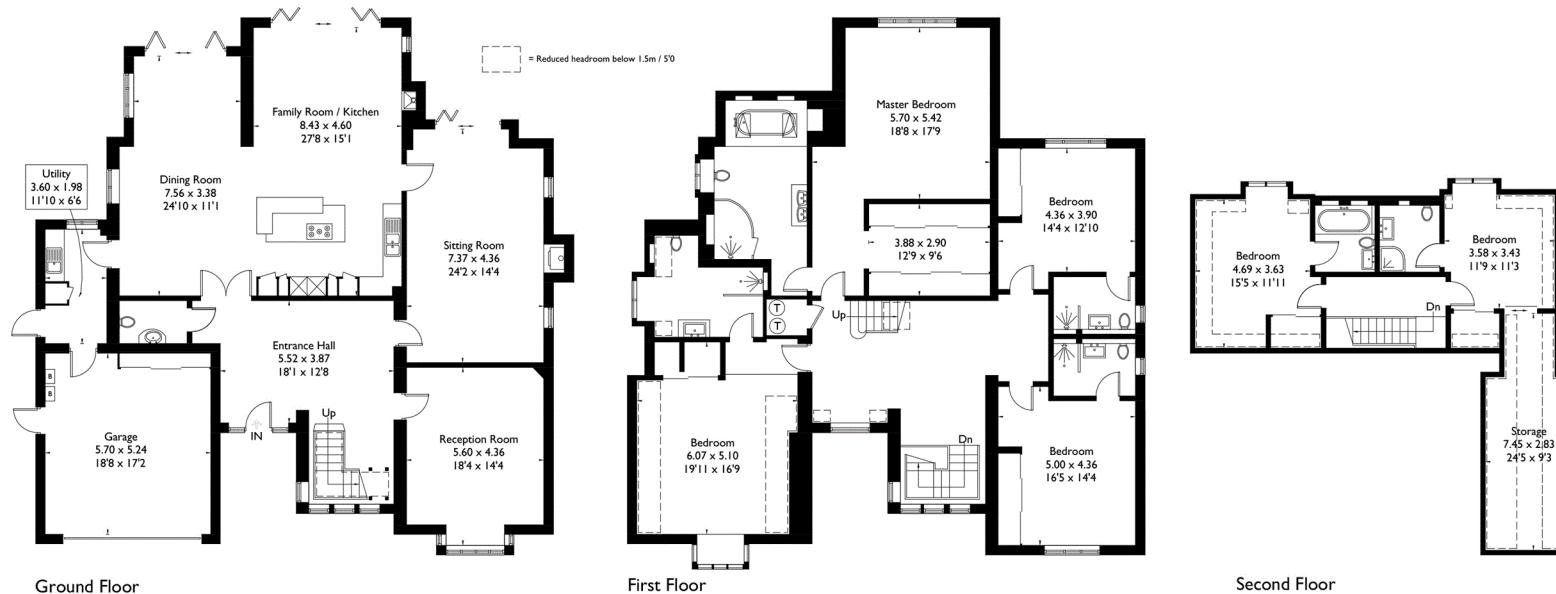
[www.hamptons.co.uk](http://www.hamptons.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

# Bull Lane, Chalfont St. Peter, Gerrards Cross

Approximate Gross Internal Area = 470 sq m / 5059 sq ft  
(Including Garage)



FLOORPLANZ © 2017 0203 9056099 Ref: 187979

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

