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ESTATE AGENTS



The Limes, 30A Deanway, Chalfont St. Giles, Buckinghamshire, HP8 4JL



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Chalfont St. Giles,
Buckinghamshire, HP8 4JL

Guide price £1,599,950

The Limes, a superb example of a five bedroom, newly built, detached family home, finished to the highest of standards, situated just a stone's throw from the quaint Chalfont St. Giles High Street.

Description

When entering the property through the front door, you are welcomed into the spacious entrance hall with the stairs in front. On your left, you have the formal sitting room that benefits from a tv flush to the wall, bespoke bay window seating and an LED cofferred ceiling. Back through the hallway, there is access into the cloakroom and the show piece kitchen, diner and sitting room. The open plan kitchen boasts mitered quartz worktops, integrated appliances that include double ovens, coffee machine and Quooker Cube tap. The ground floor also benefits from one of two utility rooms with side access and fitted washing machine and dryer.

On the lower ground floor, there is a spectacular entertaining space with a bespoke bar with an integrated wine fridge as well as an additional Quooker tap. On this level, there is also the second utility room and a large study with an ensuite – this could also be used as a guest bedroom.

On the first floor you have the superb principal bedroom, fitted with a dressing room and ensuite bathroom that benefits from a double vanity unit and rainwater shower. Also on this level, you have two further bedrooms with bedroom two benefitting from an ensuite. There are two further double bedrooms on the second floor and a spacious family bathroom.

The garden has been fully landscaped to maximise and utilise the space for all members of the family. There is a sun terrace, an area for the children to play, and a patio area for entertaining. There is also a double garage and ample driveway parking.

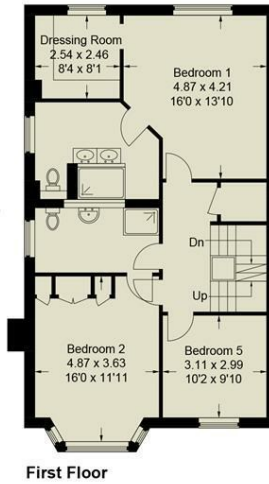
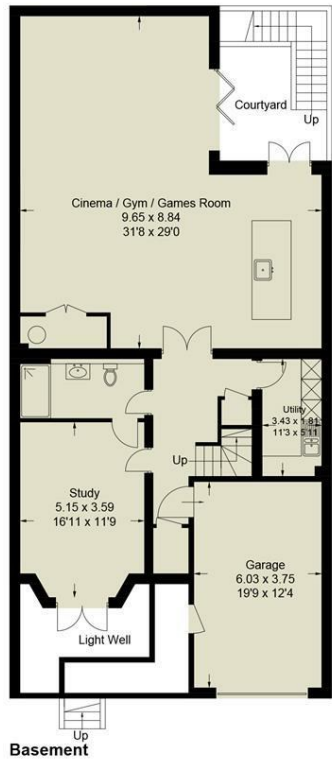
Location

The Limes is located on the Deanway, just a 3 to 4 minute walk to Chalfont St. Giles' quaint High Street. The traditional High Street has a number of cafes, supermarkets, restaurants and public houses. The popular Harewood Downs Golf Club is approximately a 6-minute drive away with Gerrards Cross Mainline Train Station only a 10-minute drive.



Floor Plans

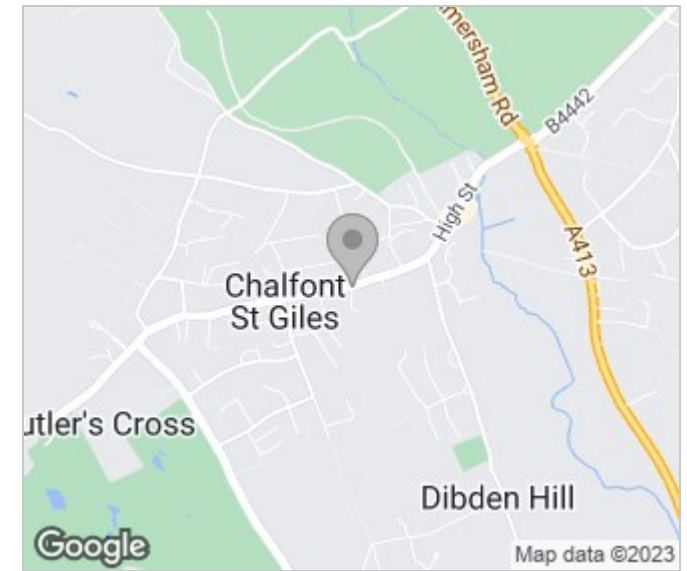
Approximate Gross Internal Area
 Basement = 142.0 sq m / 1,528 sq ft
 Ground Floor = 122.0 sq m / 1,313 sq ft
 First Floor = 83.0 sq m / 893 sq ft
 Second Floor = 49.0 sq m / 528 sq ft
 Total = 396.0 sq m / 4,262 sq ft



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

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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	86	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	