



Grovebury House, Mill Lane, Chalfont St Giles, Buckinghamshire



# Grovebury House

## Mill Lane

### Chalfont St Giles

### Buckinghamshire

### HP8 4NR

An impressive detached residence built to a high specification with about 6000 sq ft of generous family living and entertaining space occupying a 0.8 acre landscaped plot.

Chalfont & Latimer Train Station 3.8 miles (Metropolitan line), Amersham Train Station 3.7 miles (Metropolitan/chiltern line), Gerrards Cross station 4.8 miles (Chiltern Line), Heathrow Airport (Terminal 5) 15.2 miles, Central London approx 25 miles

Reception Hall | Family Room | Sun Room  
Drawing Room | Kitchen/Breakfast Room  
Utility Room | Dining Room | 2 Ground Floor  
Cloakrooms | Main bedroom with Dressing  
Room & En Suite | Bedroom Two with Dressing  
Area & En Suite Bedrooms 3 & 4 with En suites  
Games Room/Leisure Room | Two Second  
Floor Bedrooms | Family Bathroom | Beautifully  
Landscaped Gardens of Appox 0.8 of an Acre  
Triple Garage | EPC Rating C

#### The property

On entering you are greeted by the split level reception hall with doors leading to the three principal reception rooms and the part roof-glazed sun room. The elegant triple aspect drawing room has a stone fireplace with wood burner and vaulted ceiling with attractive half-moon window above the deep bay window that overlooks the rear garden. The formal dining room again with a deep bay window has connecting doors to the kitchen/breakfast room. The family room with its square bay window has a large fitted unit of display shelves and cupboards to one wall.

The bespoke fitted kitchen, with granite worktops and breakfast bar island incorporates a Mercury range cooker, American-style fridge/freezer, wine cooler and dishwasher and is ideal for a modern day family lifestyle, providing space for informal dining and relaxing. The utility/boot room has a staircase leading to the games room which spans the triple garage.

Arranged over the two upper floors are a total of six bedrooms served by five well-appointed en suite bathrooms. All the four bedrooms on the first floor have en suite facilities including the master bedroom also with a dressing room and a deep bay with lovely views over the rear garden. The two bedrooms and shower room on the top floor are ideal for guests or an au pair for example.

#### Outside

A particular feature is the plot of about 0.8 acre with plenty of parking and turning space in front of the triple garage. The rear garden is well established with a large patio for al fresco entertaining and extensive lawns with mature trees towards the far end.

#### Location

Grovebury House is situated on sought-after Mill Lane, which has a semi-rural feel, on the edge of Chalfont St Giles, accessed from the A413. Chalfont St Giles with its picturesque village green and duck pond setting is about ½ mile away at the end of Stratton Chase Drive.

Amersham on the Hill which includes the Metropolitan/Chiltern line station providing a London commuter service to Baker Street/Marylebone respectively, is about 3½ miles away. The A413 provides access to Gerrards Cross and on to the M25/M40 junctions at Denham.

The area is renowned for its excellent educational facilities including Dr Challoner's High School for girls in Little Chalfont and Dr Challoner's Grammar School for boy's in Amersham.









## Directions

From the Strutt & Parker Gerrards Cross office, head north along Packhorse road and proceed down Kingsway to the roundabout. Take the third exit on the A413. Continue along this road when eventually it joins the A40 and after approximately another 1/4 of a mile turn left at the traffic lights onto the A412 North Orbital Road. After about 100 yards turn right (signposted Denham Village) and proceed through the village, which continues into Old Mill Road and the property can be found on the left hand side.

## General

**Local Authority:** Chiltern Council

**Services:** Electricity, gas, mains water.

**Council Tax:** Band H

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

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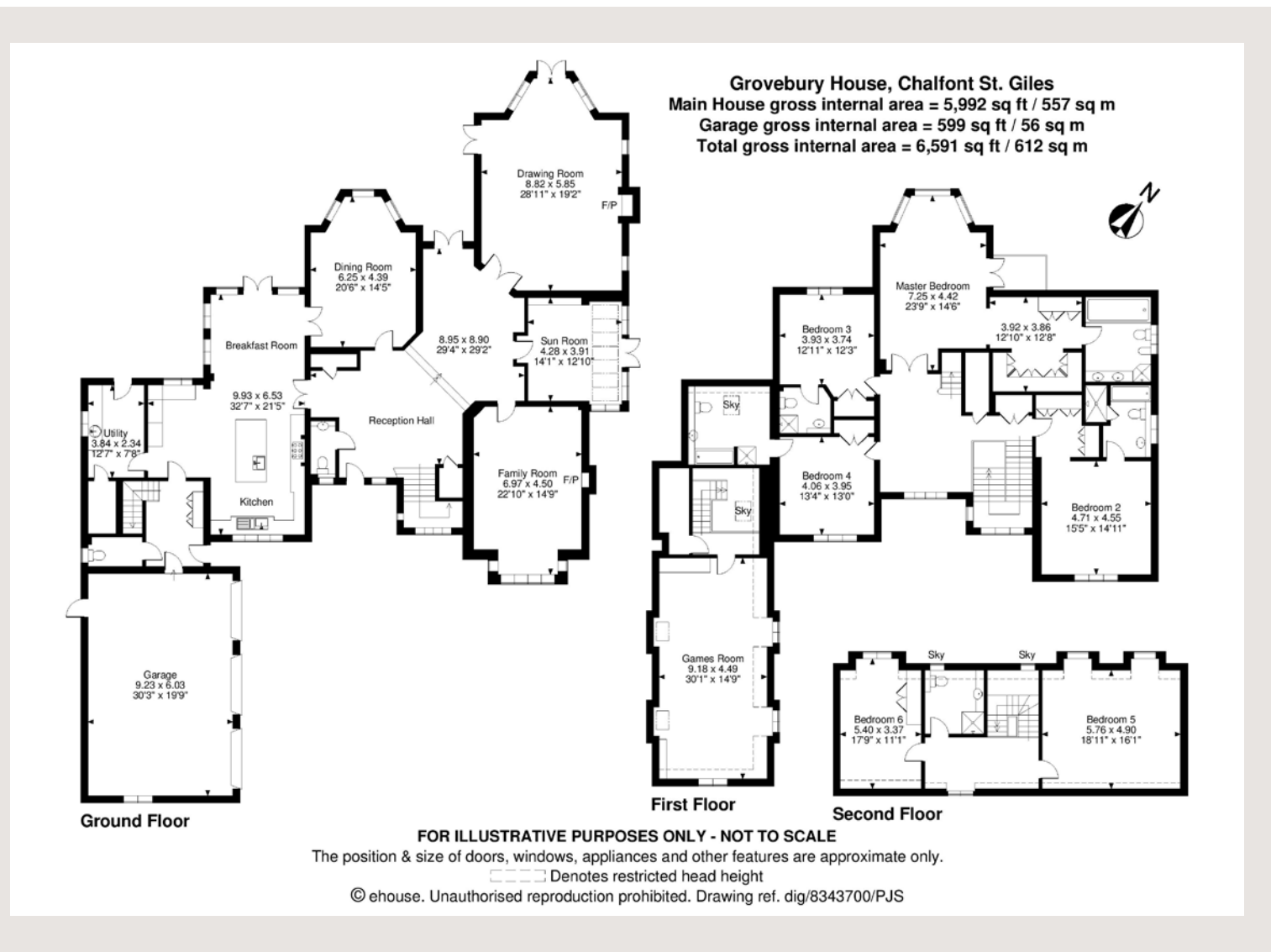


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