Midmar

Dodds Lane ♦ Chalfont St Giles ♦ Buckinghamshire

savills

MIDMAR

Dodds Lane ♦ Chalfont St Giles
Buckinghamshire ♦ HP8 4EL

Substantial family home in sought after south Buckinghamshire village

Ground Floor: Reception hall ♦ Two cloakrooms Drawing room ♦ Dining room ♦ Study ♦ Family/TV room Kitchen/breakfast room ♦ Sitting room ♦ Utility room

Lower Ground Floor: Lounge ♦ Kitchen ♦ Cinema Games room ♦ Gymnasium ♦ Wet room ♦ Changing facilities ♦ Two cloakrooms ♦ Store ♦ Plant room

First Floor: Master bedroom suite with dressing room & bathroom ♦ Three further bedrooms all with en suite bathrooms

Second Floor: Four bedrooms all with en suite facilities

Outside: Double garage ♦ Swimming pool Landscaped gardens ♦ About two acres

EPC rating C

Midmar is an imposing 'country manor' style residence constructed to an exceptional specification by Oakeve Limited, a prestigious award-winning local builder. The substantial accommodation totals almost 10,000 sq ft of family living space arranged over four levels.

The welcoming hall, with wood panelling, fireplace and sweeping staircase to the galleried landing, provides access to an impressive array of reception rooms, comprising the elegant drawing room, dining room for formal entertaining, study and TV/family room.

The stylish and sleek fitted kitchen incorporates top-of-the-range appliances including a large Britannic range, Miele microwave, oven, coffee machine, warming drawers and dishwasher. The large central island/breakfast bar houses a small secondary sink. The kitchen is a family orientated space for casual dining at one end, with steps down to the wonderful 'sunken' sitting room with its vaulted ceiling and large window and doors onto the terrace.

On the first floor leading off the galleried landing are the four principal double bedrooms, all with their own well appointed en suite bathrooms. The large master bedroom suite also has a fitted dressing room and luxurious bath/shower room.

In total there are eight bedrooms with a further staircase leading to the second floor and another four bedrooms, again all served by their own en suite shower or bathroom. The top floor could be utilised for staff or nanny for example, or additional family rooms.

The lower ground floor at Midmar is an exceptional space with a large central room, superb for parties and entertaining, with doors opening onto a sunken terrace. Open plan to this is a kitchen area for party catering, a home cinema and further games room with bar. To complete this fantastic area is a glass fronted gymnasium and wet room with changing facilities for both the gym and outside pool.

Midmar is approached from the lane via a pair of electrically operated wrought iron gates with a rising bollard for additional security. The driveway sweeps round to provide ample parking and turning in front of the double garage with electrically operated twin doors and store room above.

A further feature are the stunning extensively landscaped gardens providing large areas of terrace for al fresco entertaining. There is further space for sun loungers and relaxing around the heated swimming pool which has an electrically operated safety cover.

Beyond the terraces are expansive areas of lawn with well planted flower and shrub beds and a pleasant wooded backdrop.

Situation

Midmar is within ½ mile of Chalfont St Giles centre one of south Buckinghamshire's most desirable villages with its picturesque village green and duck pond setting. The nearby A413 links Amersham to Gerrards Cross and onto Denham (about 2 miles) where there is access to the M40 & M25 motorways. Amersham about 4 miles and Little Chalfont about 3 miles both have Metropolitan/Chiltern Line stations, providing a regular London commuter service to Baker Street/Marylebone respectively. The area is renowned for its excellent educational facilities both state and independent including Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont.

Viewing

Strictly by appointment with Savills.

Floorplans

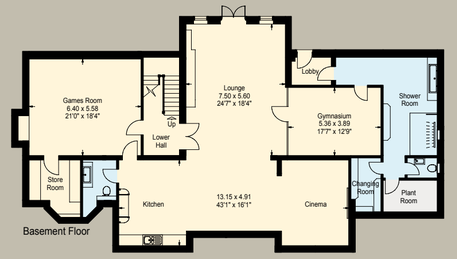
Gross internal area

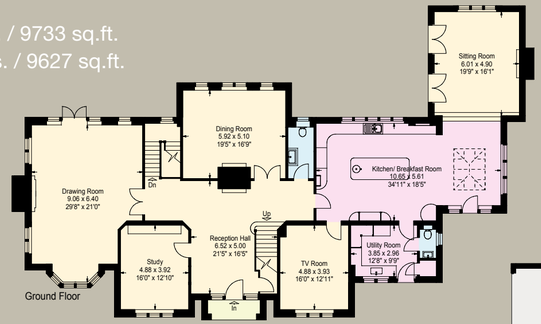
Including low height area below 1.5m - 904.2 sq.mts. / 9733 sq.ft.

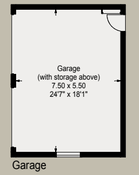
Excluding low height area below 1.5m - 894.4 sq.mts. / 9627 sq.ft.

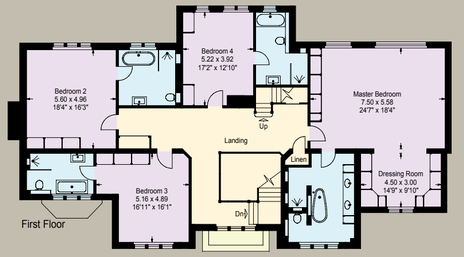
Garage - 41.3 sq.mts. / 445 sq.ft.

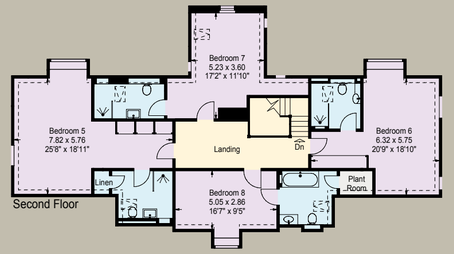
For identification purpose only. Not to scale.











APPROX. SCALE
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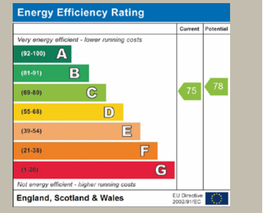

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