



A substantial detached property with annexe facility

Sutton House, Nightingales Lane, Chalfont St Giles, Buckinghamshire, HP8 4SF

Freehold

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Entrance hall • cloakroom • family room • drawing room
 • dining room • kitchen/breakfast room • utility room
 • large conservatory • 6 bedrooms • 4 bath/shower
 rooms (inc 3 en suite) • Annexe – Living room • kitchen
 • bedroom • bathroom • detached double garage
 • gardens • swimming pool • EPC rating = D

Description

Sutton House is a substantial detached house built with attractive old stock bricks, which offers a spacious and adaptable layout for both large family living and entertaining. The entrance hall provides access to the three principal reception rooms, the large drawing room with a stone fireplace, family room, and more formal dining room. There is also a study with fitted furniture for home working.

The kitchen/breakfast room has an extensive range of fitted units with granite worktops and breakfast bar and incorporates a gas hob, double oven, dishwasher and microwave. An outstanding feature of the house is the large conservatory which spans the full width and is open plan from the kitchen and has double doors from both the drawing room and dining room. Four sets of French doors open on to the garden. This provides wonderful space for relaxation and entertaining.

The connected annexe has its own entrance door and provides a double bedroom, bathroom with jacuzzi bath, kitchen and living room, which is currently used as a home cinema room to the main house.

The first floor in the main house provides six double bedrooms, plenty of fitted wardrobe space and four well appointed bath/shower rooms including three en suites.

Outside, the front garden is well screened from the road by mature laurel hedges with electrically operated entrance gates leading to a large area of gravelled parking and turning space. The matching detached double garage has loft storage above.

The delightful rear garden is well established and private with areas of lawn and patio which incorporates a heated swimming pool.

Situation

Located on prestigious Nightingales Lane, facing woodland, on the corner of Barrington Park Gardens, and less than a mile from Chalfont St Giles centre with its picturesque village green and duck pond setting. The London commuter is well served by the Metropolitan (Baker Street)/Chiltern Line (Marylebone) station at Little Chalfont (about 2.2 miles) or Gerrards Cross (Chiltern Line) about 5 miles. The nearby A413 provides access into London and connections with the M25 and M40 motorways.





The area is renowned for its education including Dr Challoner's High School for girls at Little Chalfont and Dr Challoner's Grammar School for boys in Amersham, about 4.5 miles away.

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.



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Approximate Area 394.5 sq m / 4246 sq ft

Garage 53.9 sq m / 580 sq ft

External Cupboard 1.7 sq m / 18 sq ft

Total 450.1 sq m / 4844 sq ft

Including Limited Use Area (8.1 sq m / 87 sq ft)



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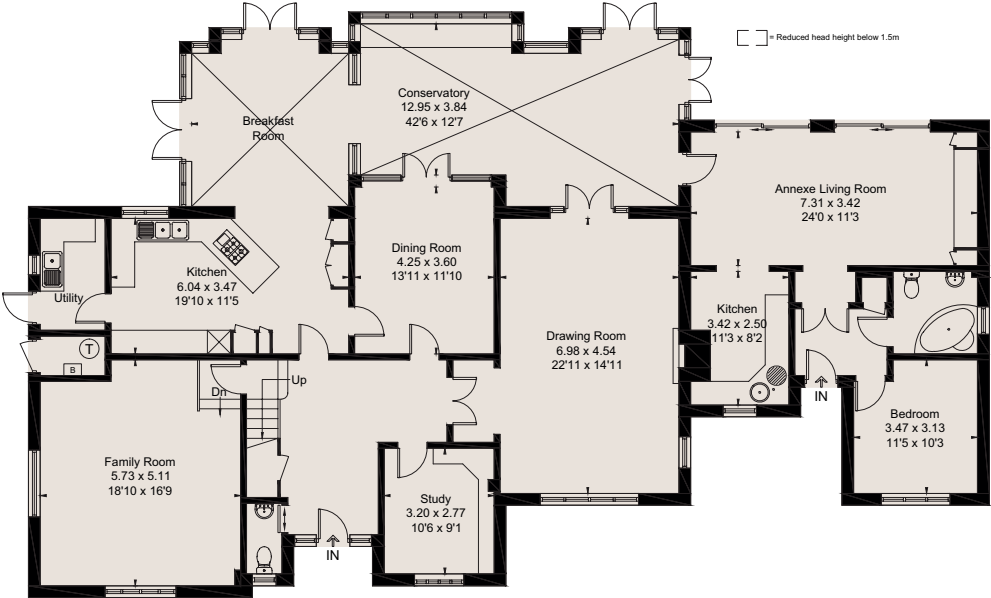
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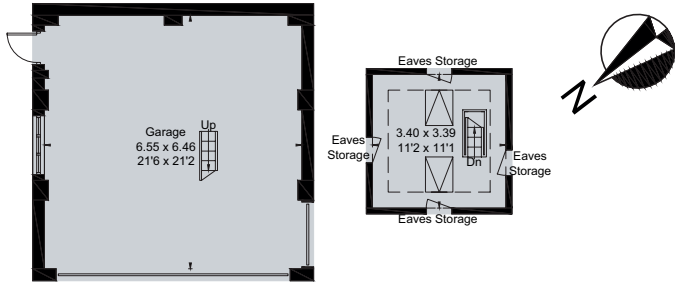
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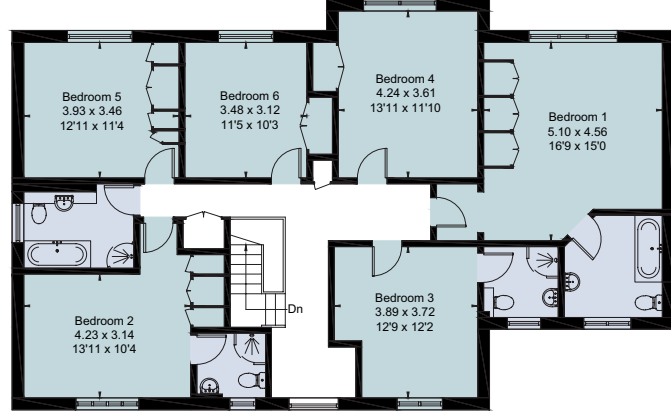


Ground Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Garage - First Floor



First Floor

For identification only. Not to scale. © 220404NP

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