

GROVEBURY HOUSE

Mill Lane ♦ Chalfont St Giles ♦ Buckinghamshire



GROVEBURY HOUSE

Mill Lane, Chalfont St Giles,
Buckinghamshire HP8 4NR

An impressive and substantial family residence

Freehold

Ground floor: Reception hall ♦ cloakroom
♦ drawing room ♦ dining room ♦ family room
♦ sun room ♦ kitchen/breakfast room ♦ utility room

First floor: Master bedroom suite with dressing
room and bathroom ♦ 4 further bedrooms all
with en suite bath/shower rooms ♦ large games
room (above garage)

Second floor: Bedrooms 5 & 6 plus further
shower room

Outside: Triple garage ♦ gardens ♦ about
0.8 acres

EPC rating = C

Amersham on the Hill 3.5 miles

Gerrards Cross 4.5 miles

Denham M40/M25 6 miles

Heathrow 17 miles

Central London 25 miles

All distances approximate





Grovebury House is an impressive detached residence built to a high specification in 2006 with about 6,000 sq ft of generous family living and entertaining space.

Approached via electrically operated entrance gates there is a wonderful first impression of the main house and triple garage. On entering you are greeted by the split level reception hall with doors leading to the three principal reception rooms plus 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/leisure 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 acres 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.







Situation

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 onto 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

Energy Performance

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

Viewing

Strictly by appointment with Savills



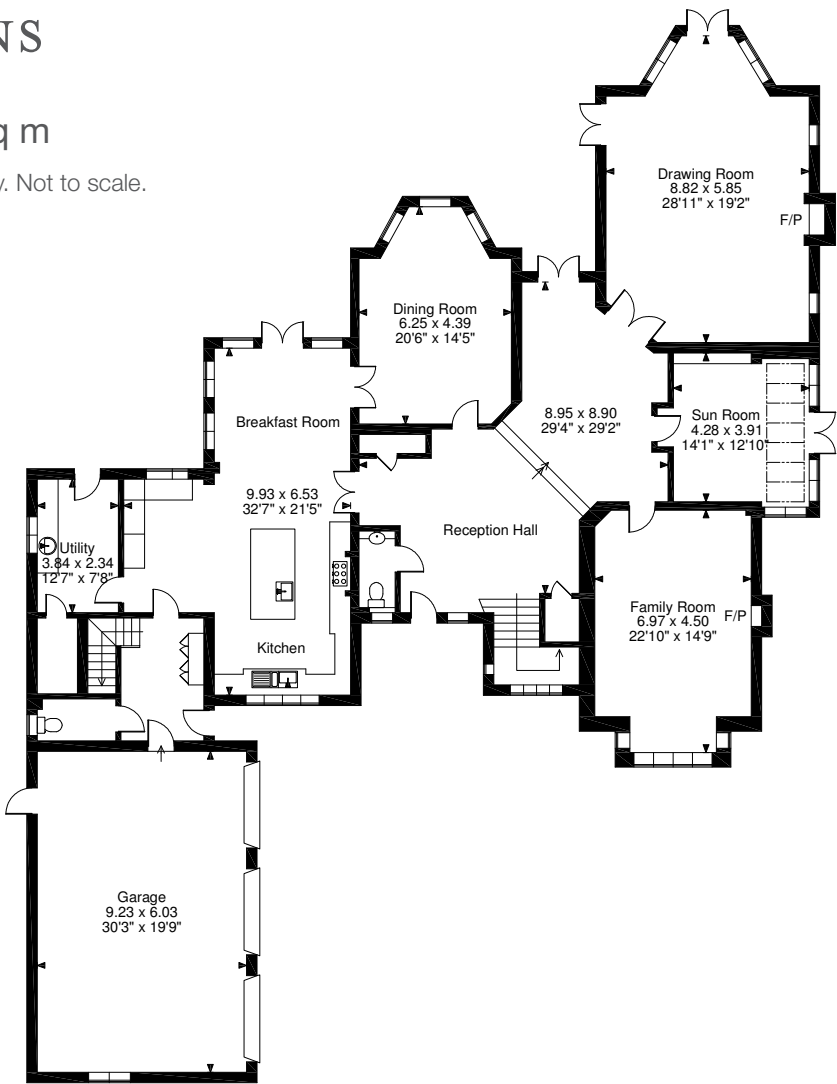
FLOORPLANS

Gross internal area

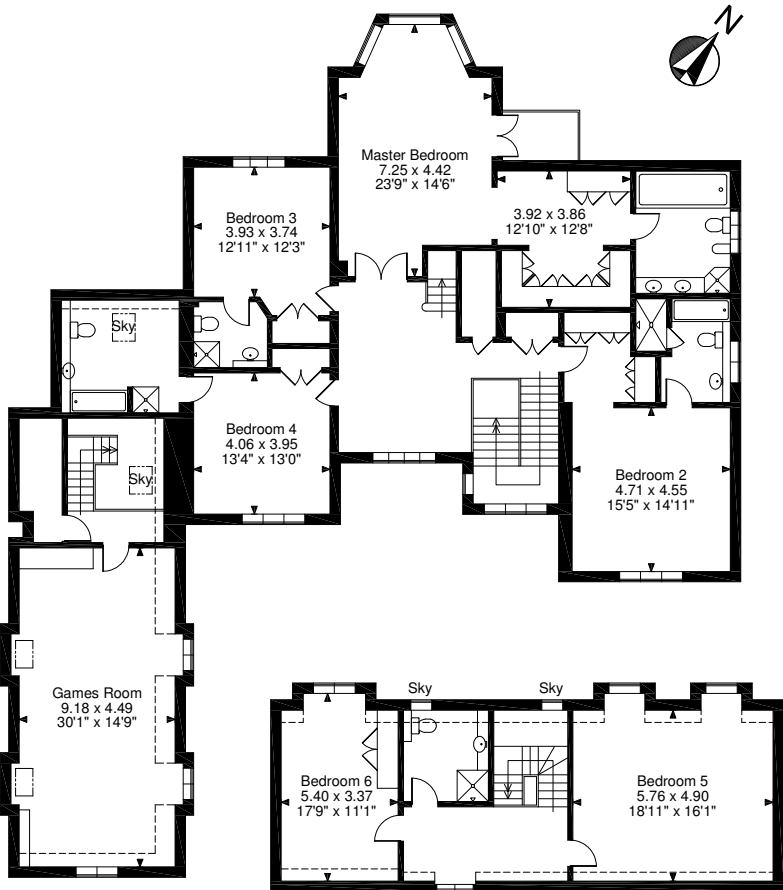
6,591 sq ft / 612 sq m

For identification purpose only. Not to scale.

Grovebury House, Chalfont St. Giles
Main House gross internal area = 5,992 sq ft / 557 sq m
Garage gross internal area = 599 sq ft / 56 sq m
Total gross internal area = 6,591 sq ft / 612 sq m



Ground Floor



First Floor

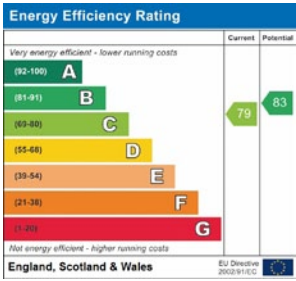
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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