

ROUGHWOOD FARMHOUSE

Roughwood Lane ♦ Chalfont St. Giles ♦ Buckinghamshire



savills

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St. Giles ♦ Buckinghamshire
HP8 4AA

A handsome Victorian farmhouse set in glorious gardens and grounds

Entrance hall ♦ drawing room ♦ dining room ♦ music
room ♦ family room ♦ kitchen/breakfast room ♦ utility
room ♦ cloakroom ♦ cellar ♦ master bedroom suite
♦ 6 further bedrooms ♦ family bath/shower room
♦ garage

Cottage: Reception ♦ kitchen/dining room
♦ cloakroom ♦ 3 bedrooms ♦ bathroom

Outbuildings: Detached double garage ♦ double
garage/workshop with 1st floor ♦ wood store
♦ additional store rooms.

Total accommodation approaching 8,000 sq ft

Formal gardens and grounds of approx 6.8 acres

Little Chalfont (Chalfont & Latimer Station) 1.5 miles

Amersham (Metropolitan/Chiltern Line) 3.5 miles

Maple Cross (M25 J17) 3 miles

Chorleywood (M25 J18) 5miles

Heathrow 17 miles

Central London 30 miles

All distances approximate

Freehold



Description

Roughwood Farmhouse is a magnificent Grade II listed Victorian farmhouse incorporating a 1902 wing designed and built by renowned architect Charles Voysey. The property itself offers beautifully proportioned accommodation of approx 5,000 sq ft arranged over two light and spacious floors. The property is now in need of general modernisation but retains many original features including generous ceiling heights, full sash windows with original wooden shutters and grand feature fireplaces.

From the arched entrance porch, a spacious open hallway leads past two formal reception rooms, one a former music room and the other currently a dining room. Behind the dining room is a large kitchen/breakfast room with a walk in pantry/larder which in turn leads out into a separate utility room. The integral garage, cellar and rear staircase are all accessed from here. To the far side of the hallway there is a family room/study and ground floor cloak room. Located on the Eastern side of the house the Voysey wing offers an additional reception room, ideal as a formal drawing room.

The first floor accommodation is again generous and well proportioned. The master bedroom suite comprises a dressing room with access to an en suite bathroom and a short staircase leading down into the Voysey wing to the bayed bedroom area. There are three further double bedrooms to the front of the house and three additional rear bedrooms which could be rearranged to create further bathrooms to support the existing family bathroom and compliment the current bedroom count.

Behind the main house and across a small courtyard is Roughwood Cottage, a three bedroom detached cottage requiring complete modernisation but offering superb ancillary accommodation to the main house. In addition to the cottage there are numerous outbuildings and two large garages offering ample parking and storage.

The house occupies a plot totalling just under 7 acres, with a sweeping driveway dividing the formal gardens from the remaining land before circling around the house to the garaging and additional parking area. Situated to the eastern and southern sides of the house, the formal gardens have been extensively landscaped and are interspersed with well stocked beds and borders. The remaining land is made up of several small paddocks, incorporating an outdoor swimming pool and tennis court. Beyond the boundary is a near panoramic view of open fields and countryside.





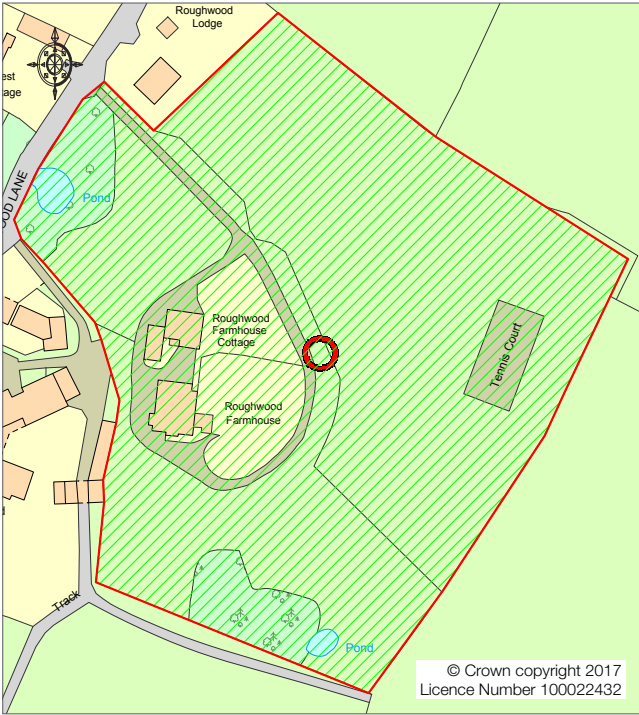
Situation

Roughwood Farmhouse is situated on Roughwood Lane, itself located between Nightingales Lane and Burtons Lane. Nightingales Lane links Little Chalfont and Chalfont St Giles. Little Chalfont with its vibrant local shopping parade including a butchers, bakers, delicatessen and Tesco Express is less than 1½ miles away. Chalfont & Latimer Metropolitan/Chiltern line station, also in the village, offers a fast London commuter service into Baker Street/Marylebone respectively. The M25 (J17) Maple Cross (about 3 miles and (J18) Chorleywood (about 5 miles) provides access to the general motorway network and airports with Heathrow about 18 miles away.

The area is renowned for its excellent schools both state and private including Dr Challoners High School for girls also in the village and Dr Challoners Grammar School for boys in nearby Amersham.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area
4,902 sq ft / 455 sq m

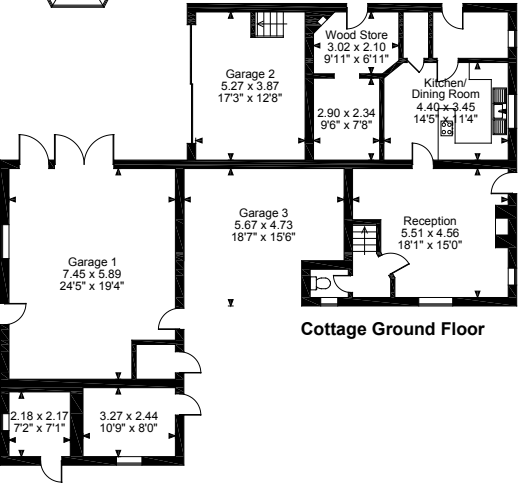
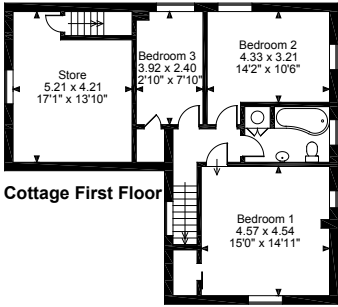
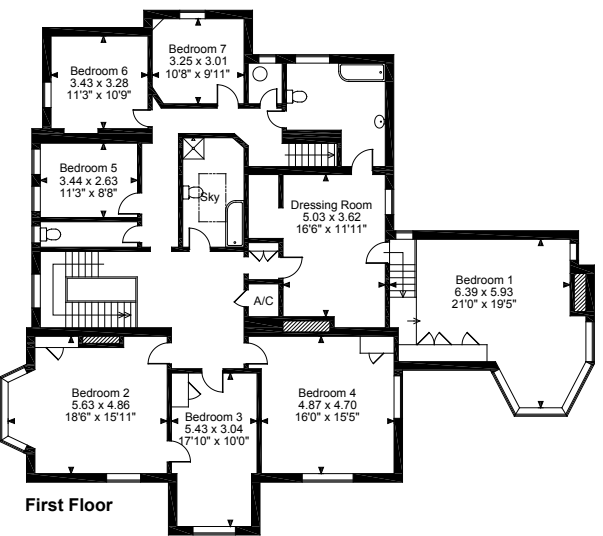
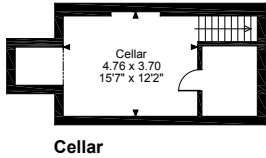
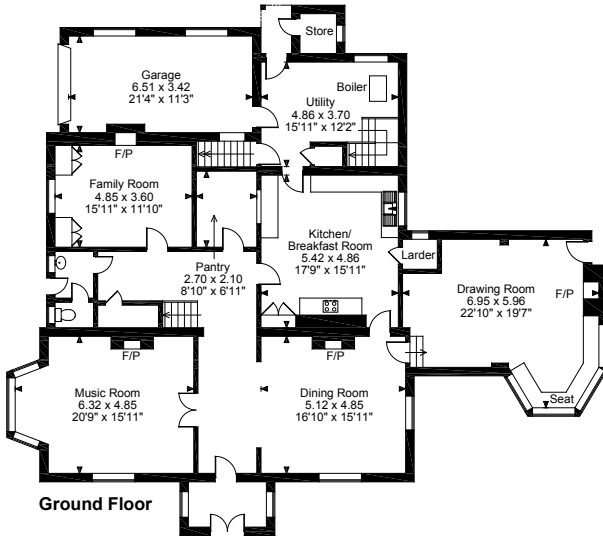
Garages gross internal area
976 sq ft / 90 sq m

Outbuilding gross internal area
193 sq ft / 18 sq m

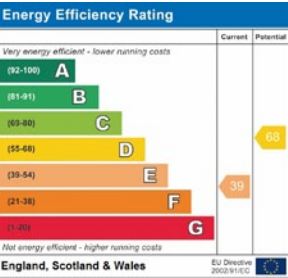
Cottage gross internal area
1,852 sq ft / 172 sq m

Total gross internal area
7,923 sq ft / 735 sq m

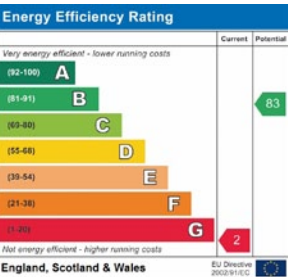
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EPC Main House



EPC Cottage



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