



# Unique detached property occupying large plot

**Dibden House, Bowstridge Lane, Chalfont St Giles, Buckinghamshire, HP8 4RF**

Freehold







Entrance hall • cloakroom • 4 reception rooms • kitchen/ breakfast room • utility room

Gym • sauna • changing room with shower room

4 bedrooms • 3 bath/shower rooms inc. 2 en suite • also en suite dressing room to main bedroom

Annexe with bed/sit, kitchenette & shower room

Outside: Double garage • tennis court • gardens & paddock • in total about 4 acres

EPC rating = D

### Description

Dibden House is a unique detached property that offers a spacious and flexible single level layout ideal for a combination of family living, entertaining and leisure. A detached annexe provides further space as guest/relative accommodation or home working for example. The property is set in a semi-rural yet convenient location with formal gardens and paddock land in total about four acres.

The welcoming entrance porch and hallway provides access to the two main reception areas, both of a generous size with the living room having a feature fireplace. The family sized kitchen/breakfast room is well fitted with an extensive range of units incorporating Bosch integrated appliances, plenty of granite work surfaces including a breakfast bar island. A door leads to the utility room. Adjacent to the kitchen is a further reception room currently used as a TV and games room.

The bedroom 'wing', provides four bedrooms all

with fitted wardrobes with the principal bedroom having an en suite dressing room and contemporary shower room. There is a further en suite shower room to the second bedroom with a similarly well appointed family bathroom, also with a shower serving the remainder.

A particular feature of the property is the large enclosed area that offers huge potential as entertaining or recreational space. Originally an indoor pool area the current owners have fitted a suspended floor over the top to use as a gym/fitness facility but could be reinstated subject to investigation. A series of french doors open on to the patio ideal for parties and entertaining. Doors lead to a further two rooms, one used as a changing room with a sauna and shower, the other as a home office.

There is an integral double garage and a separate detached outbuilding converted into an annexe comprising an open plan bed/sitting room, kitchenette and shower room.





Dibden House occupies a wonderful plot in total about four acres, which is approached via electronically operated entrance gates with a long sweeping driveway providing an attractive approach to the ample parking and turning space in front of the main entrance. The formal gardens are landscaped with areas of patio, lawn, mature hedges, trees, shrub borders as well as enclosed hard tennis court. Beyond is a large paddock separated by post and rail fence.

#### **Situation**

Dibden House is located off Bowstridge Lane which leads directly into Chalfont St Giles with its picturesque village green and duck pond setting which offers a variety of shops and restaurants for everyday needs. The nearby A413 links Amersham about four miles to the M25/M40 junction at Denham. The London commuter is well served with stations at Gerrards Cross (Chiltern Line) or Little Chalfont (Metropolitan/Chiltern Line). South Buckinghamshire is renowned for its excellent choice of state and independent schools including leading grammar schools such as Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont.

#### **Tenure**

Freehold

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills.

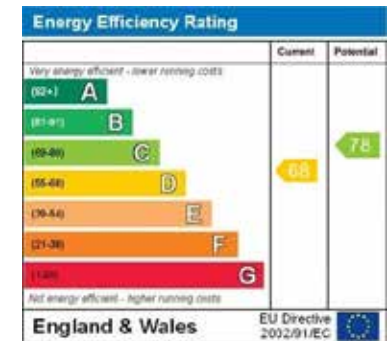








**DIBDEN HOUSE, BOWSTRIDGE LANE, CHALFONT ST. GILES, HP8 4RF**  
**APPROX. GROSS INTERNAL FLOOR AREA 527 SQ M / 5673 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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