

5 Bed Detached In The Rowans, Chalfont St Peter, Gerrards Cross, SL9 8SE

£1,395,000





SHORT DESCRIPTION

Property Ref: 14974 Exceptional Five-Bedroom Family Home with Beautifully Landscaped Gardens and Scope to Extend (STPP)

Nestled in a sought-after residential area, this beautifully presented and thoughtfully upgraded five-bedroom detached home offers spacious, versatile accommodation ideal for modern family living and entertaining. Combining elegant interiors with high-quality finishes, the property also boasts a generous plot with mature landscaped gardens and is moments from local amenities and excellent schools.

Ground Floor A charming front porch, with established, fragrant wisteria framing a unique front door decorated with bespoke hand-painted glass panels depicting rowan trees, sets the tone for the stylish interiors that follow. The welcoming entrance hall is filled with natural light thanks to its double-aspect layout and provides access to the rear garden. Engineered smoked oak flooring flows seamlessly into both the front-aspect dining room and rear-aspect living room. The living area features a wood-burning stove with a painted wooden surround and slate hearth, French doors opening to the garden, and dimmable ceiling downlighters for a relaxed ambience. A designer cloakroom adds further character, with Spanish-style tiled flooring, a bespoke fitted unit with inset washbasin, concealed cistern, and a striking statement mirror. At the heart of the home is a stunning kitchen designed and installed by Ashford Kitchens of Farnham Common. Elegant shaker-style cabinetry in limestone is paired with a contrasting Oxford blue central island, all topped with light grey polished quartz-composite Silestone worktops and upstands. Integrated Neff appliances include a five-ring induction hob, double oven, and warming drawer, alongside a Quooker hot water tap. The space is enhanced by underfloor heating, tiled flooring, and bifold doors opening onto the rear garden, creating the perfect environment for cooking and entertaining. The utility room is well-appointed with fitted wall and base units, a wine rack, an inset stainless steel sink, and space or plumbing for laundry appliances. It also houses the wall-mounted Vaillant boiler, includes underfloor heating, and features a double rack of wall pegs for coat storage. A double-glazed door leads to the front of the property. A versatile study or additional reception room provides ideal space for working from home or use as a snug, playroom, or guest space.

First Floor The principal bedroom is a spacious double, equipped with a generous range of light oak-style fitted wardrobes and air conditioning. The stylish en suite features champagne cabinetry, a fully tiled walk-in rainfall shower with separate hand shower, twin basins, a low-flush WC, a chrome towel radiator, and a mirror with integrated lighting, demister pad, and electric toothbrush or shaver socket. A quartz-composite countertop completes the luxurious finish. Bedroom Two-Guest Suite is a bright, double-aspect room with a walk-in wardrobe and air-conditioning unit. The contemporary en suite includes light grey tiling, a glass shower cubicle with rainfall and hand shower, washbasin and WC set into gloss cabinetry, and a mirror with integrated lighting, demister, and charging point. Bedroom Three is a front-facing double with an excellent range of sliding-door fitted wardrobes and air conditioning. Bedroom Four is a rear-aspect double with a fitted double wardrobe. Bedroom Five, currently used as a home office, features fitted furniture including a desk, drawers, shelving, and wall-mounted units. The fully tiled family bathroom includes a bath with an over-bath power shower and glass and chrome screen, fitted cabinetry with a concealed cistern WC, quartz-composite countertop, inset washbasin with chrome mixer tap, chrome towel radiator, and a mirror with integrated lighting and built-in shaver-toothbrush charger.

Exterior The rear garden is beautifully landscaped with a paved patio and a separate decking area, perfect for alfresco dining and entertaining. Well-stocked borders are filled with shrubs and seasonal flowers, complemented by mature decorative trees, including an apple tree. Three sheds and a wood store provide ample storage. The generous plot width includes an additional garden area to the side, offering ample scope for extension (subject to the usual planning consents). To the front, a mature hedge provides privacy, framing a neat lawn and the attractive wisteria-covered porch. A gravel driveway allows off-road parking for three to four vehicles....

Property Type: Detached Full selling price: £1,395,000 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: E Measurement: 2130 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Air Conditioning, Gas Central Heating, Underfloor Heating Chain Sale Possession of the property: Self-occupied.

5

Bed Room(s)

3

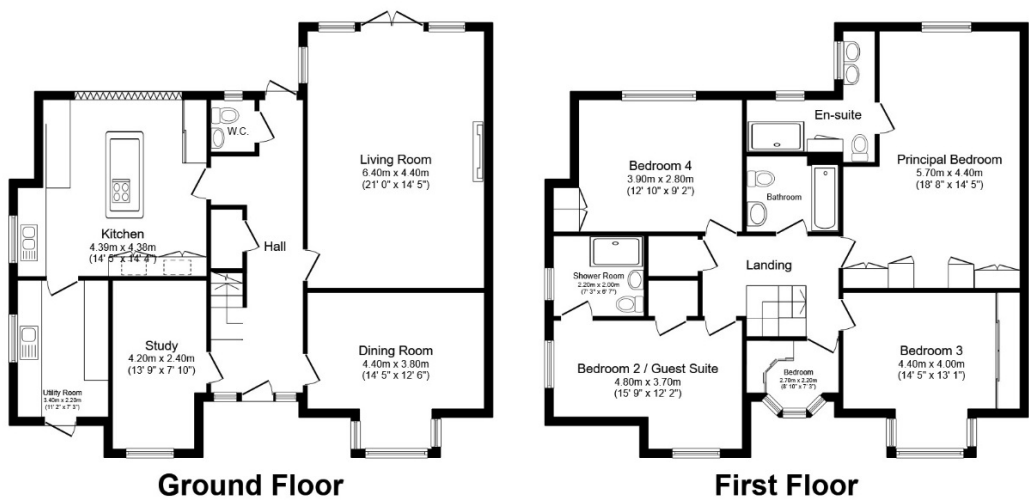
Bath Room(s)

4

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 197.9 sq.m. (2,130 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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