

ACACIA HOUSE

Birkett Way • Chalfont St Giles • Buckinghamshire • HP8 4BH



ACACIA HOUSE

Birkett Way ♦ Chalfont St Giles
Buckinghamshire ♦ HP8 4BH

Traditional New Build For a Contemporary Lifestyle

Entrance hall ♦ Cloakroom ♦ Living room ♦ Sitting room
Study ♦ Kitchen/breakfast/family room ♦ Utility room
5 Double bedrooms ♦ 4 Bath/shower rooms including 3
en suite plus en suite dressing room to master bedroom
Double garage ♦ Landscaped gardens ♦ EPC rating = B

Freehold

Energy Performance

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

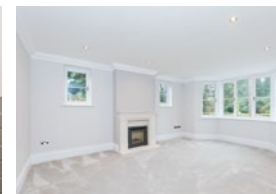
Viewing

Strictly by appointment with Savills

Distances

Little Chalfont (Metropolitan/Chiltern Line) - 0.5 mile,
Amersham on the Hill – 2.5 miles,
M25 J18 Chorleywood – 4.0 miles,
Heathrow Airport – 17.5 miles,
Central London – 30 miles

All distances approximate





Description

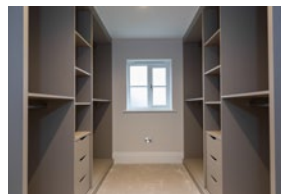
Acacia House is a substantial newly built detached property combining traditional design and styling with a high specification contemporary finish to suit the demands of a modern day family lifestyle.

- ◆ A welcoming entrance hall with engineered oak flooring and staircase to the first floor
- ◆ Two bay fronted reception rooms, one with a feature contemporary fireplace
- ◆ A large living room across the rear with two sets of bi folding doors opening onto the large patio for al fresco entertaining
- ◆ A superb bespoke hand painted kitchen incorporating a large quartz island/breakfast bar
- ◆ Built-in Neff appliances including a dishwasher, American-style fridge/freezer, microwave and Range Master gas cooker with extractor fan
- ◆ Space for informal dining again with bi folding doors onto the patio
- ◆ Utility room with linked walkway to the garage
- ◆ Master bedroom suite with luxurious bathroom and dressing room fitted with hanging rails, shelves and drawers
- ◆ Four further bedrooms - all with fitted carpets and wardrobes
- ◆ Total of four high quality bath/shower rooms with Rocca sanitaryware and Hansgrohe fittings
- ◆ Intruder alarm and wired for sound system
- ◆ Matching double garage with electrically operated door
- ◆ Electrically operated five-bar entrance gate
- ◆ Areas of landscaped gardens on all sides with southerly aspect to the rear

Location

Birkett Way is a sought-after no-through-road located off Burtons Lane which itself leads into the heart of Little Chalfont village centre, just over half a mile away. The vibrant parade of local shops includes a baker, butcher, chemist and delicatessen as well as a number of coffee houses and restaurants. Chalfont & Latimer Metropolitan/Chiltern Line station provides a regular London commuter service to Baker Street/Marylebone respectively. The M25 is accessible at J18 Chorleywood about four miles away.

The area is renowned for its excellent educational facilities including Dr Challoner's High School for girls also in Little Chalfont and Dr Challoner's Grammar School for boys in nearby Amersham.

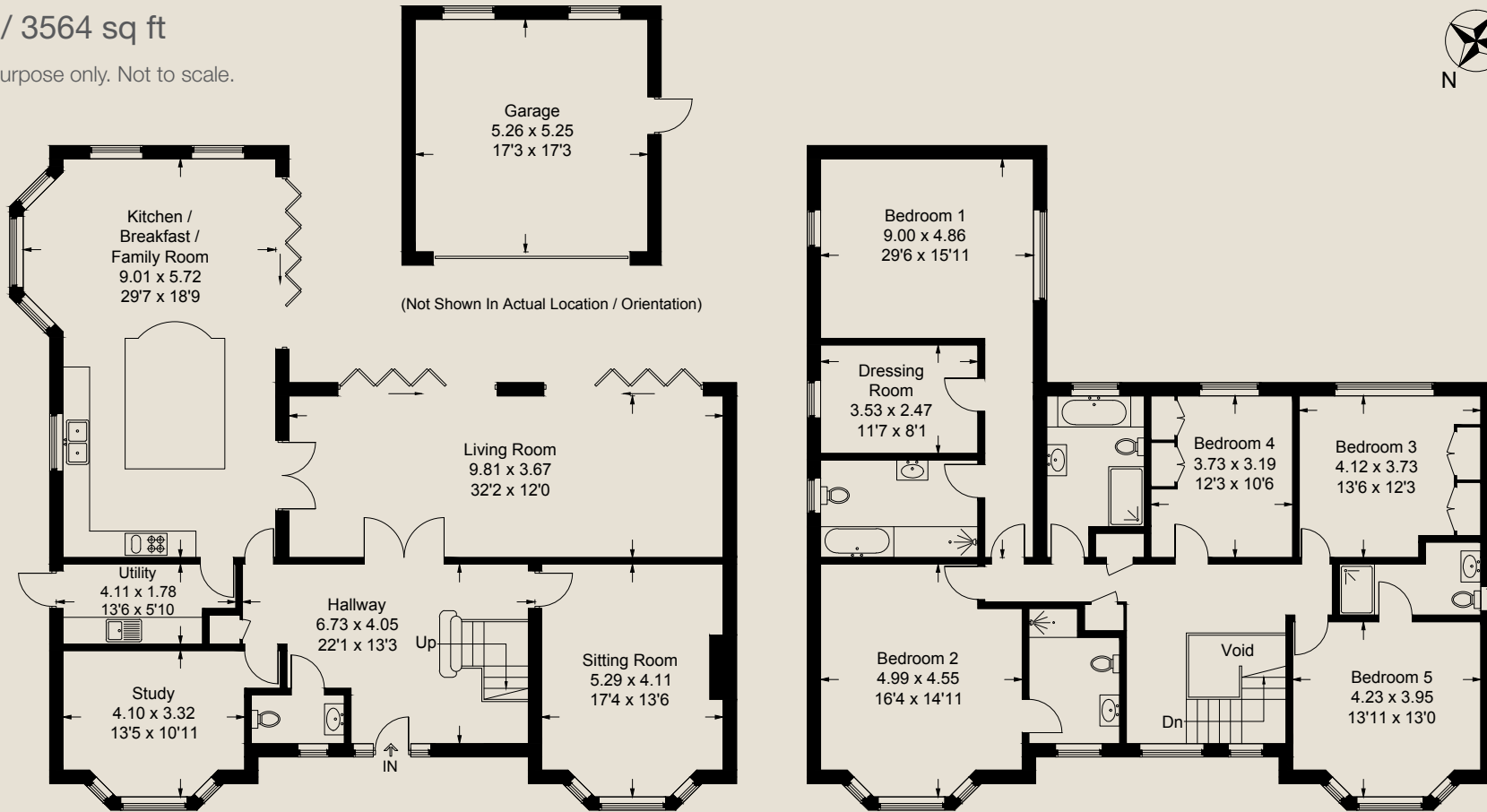


FLOORPLANS

Gross internal area

331.2 sq m / 3564 sq ft

For identification purpose only. Not to scale.



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Savills

RIVERGATE
HOMES

savills

SAVILLS AMERSHAM
amersham@savills.com
01494 725636

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180417EM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	