

THREE GABLES

Austenwood Lane Chalfont St Peter Buckinghamshire SL9 9DB



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Welcome to Three Gables

Three Gables is a bespoke designed house located in the popular residential area of Chalfont St. Peter located adjacent Gerrard's Cross.

Three Gables is a new detached house located off Austenwood Lane. The house has been built to the highest standards ensuring compliance with Building Regulations and Legislation.

The house makes maximum use of the available space. The internal design provides generously proportioned living spaces all finished to an exacting specification. This 5-bedroom home benefits from peerless quality and luxurious specification coupled with hand built craftsmanship. The elegant house also enjoys a spacious rear garden. This will comprise of a large patio area, lawn, and planted beds to create a unique sanctuary to the rear of the house for relaxation and entertaining. To the front of the house there will be a double garage and additional parking available on the forecourt.

The property benefits from a position in the sought-after area of Chalfont St. Peter/Gerrard's Cross, within walking distance of the village high street, it is also within 6mins of Gerrard's Cross train station with direct trains to London Marylebone station within 35mins. A perfect location for stress free commuting.



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The local area - Chalfont St. Peter / Gerrard's Cross

Chalfont St Peter is a village and civil parish in south-east Buckinghamshire, England. It is in a group of villages called The Chalfont's which also includes Chalfont St Giles and Little Chalfont. The villages lie between High Wycombe and Rickmansworth. Chalfont St Peter is one of the largest villages, with nearly 13,000 residents.

Gerrards Cross was once a hamlet in the parish of Chalfont St Peter but became a village and civil parish.

Chalfont St Peter is often described as the Gateway to the Chiltern Hills. It is not a major tourist centre but has many places to stay, the most notable being The Greyhound (former local courthouse where hangings took place), which is situated at the foot of the village on the banks of the River Misbourne. Nearby there are several manor houses of note, as well as many museums, cottages, and parks. Milton's Cottage in Chalfont St Giles, the Colne Valley regional park, Bekonscot Model Village, Chenies Manor House, the Chiltern Open Air Museum, Odds Farm Park, Cliveden, Dorney Court, Harrow Museum & Heritage Centre, Royal Windsor Racecourse and Hughenden Manor are the nearest attractions to the village itself. The Chiltern Open Air Museum is situated mainly within the village.

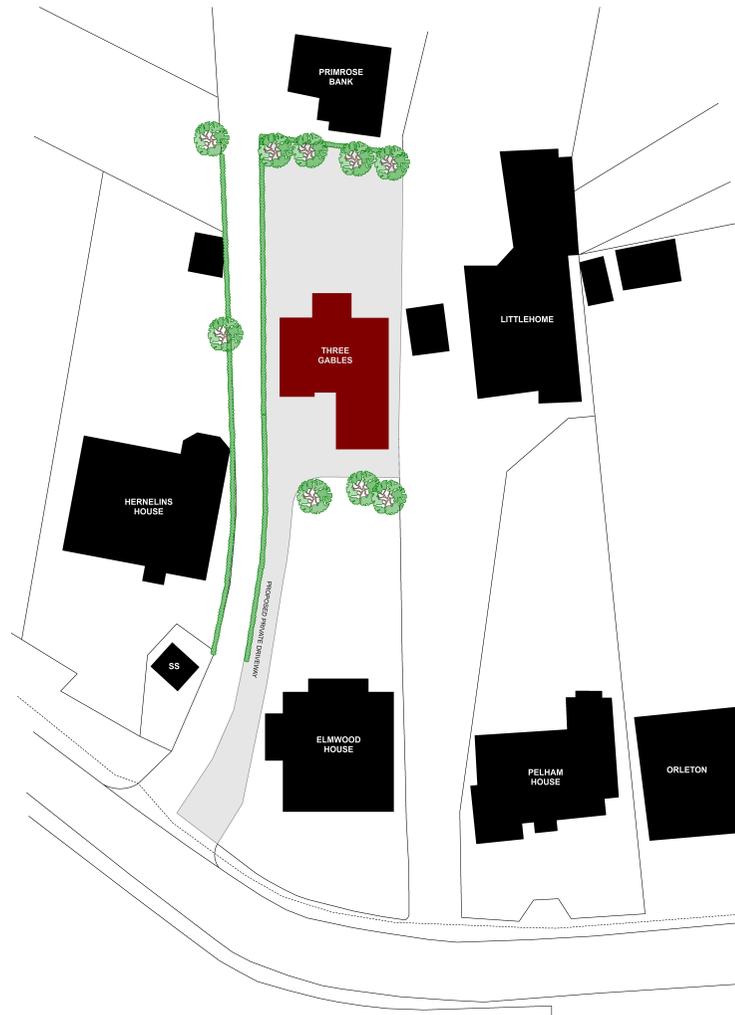
The high street comprises several restaurants and take away outlets together with boutique clothing shops and pet groomers.

Chalfont's & Gerrards Cross Health Clinic is located less than 1 mile from the development.



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Site Plan



This elegant new house is conveniently set back from Austenwood Lane with a dedicated access way ensuring a calm and relaxing environment for those seeking a peaceful sanctuary.

Chalfont St Peter is 19.8 miles (31.9 km) west-northwest of Charing Cross, central London and is conveniently situated for Heathrow Airport, Pinewood and Elstree film studios, and the motorway network (M25, M40, M1 and M4).



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Introducing your new home

The house is set over two floors. The front door is easily identifiable on arrival on the forecourt. The entrance door provides access to the entrance hall which is a double height space with a stylish feature staircase providing access to the first floor. The entrance hall provides access to the ground floor Study, Reception Room and WC.

The main family and dining room is accessed through glazed doors with sidelights allowing for the resourceful distribution of natural light. The family room, dining room and kitchen is an open plans space providing a great location for families coming together for entertainment, eating and socialising. There are two large bi-folding doors from this space that provide access to the large patio and rear garden.



From the kitchen access is provided to a large and separate utility room and a rear door with immediate access into the double garage. A second access door to the formal reception room is provided from the main living space allowing for a seamless flow. Pendent and wall light fittings have been carefully chosen to enhance luxury living with a modern contemporary feel throughout. The floor finish will be a mixture of oak herringbone and tiling. The kitchen will be hand built to the highest detail with marble floor and wall tiles with marble worktops.



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The first floor boasts 5 separate bedrooms that includes two Primary Suites. All bedrooms are located off of the central landing.

The first Primary Suite to the rear, boasts a vaulted ceiling and includes an en-suite luxurious bathroom, comprising bath, separate shower, WC, and wash hand basin. A separate dressing room is equipped with handmade cabinetry, providing ample storage space.

The second Primary Suite is located above the garage, also with a vaulted ceiling and two large dormer windows and rooflights with a luxurious en-suite comprising walk in shower, WC, and basin. A separate walk-in wardrobe is also provided.

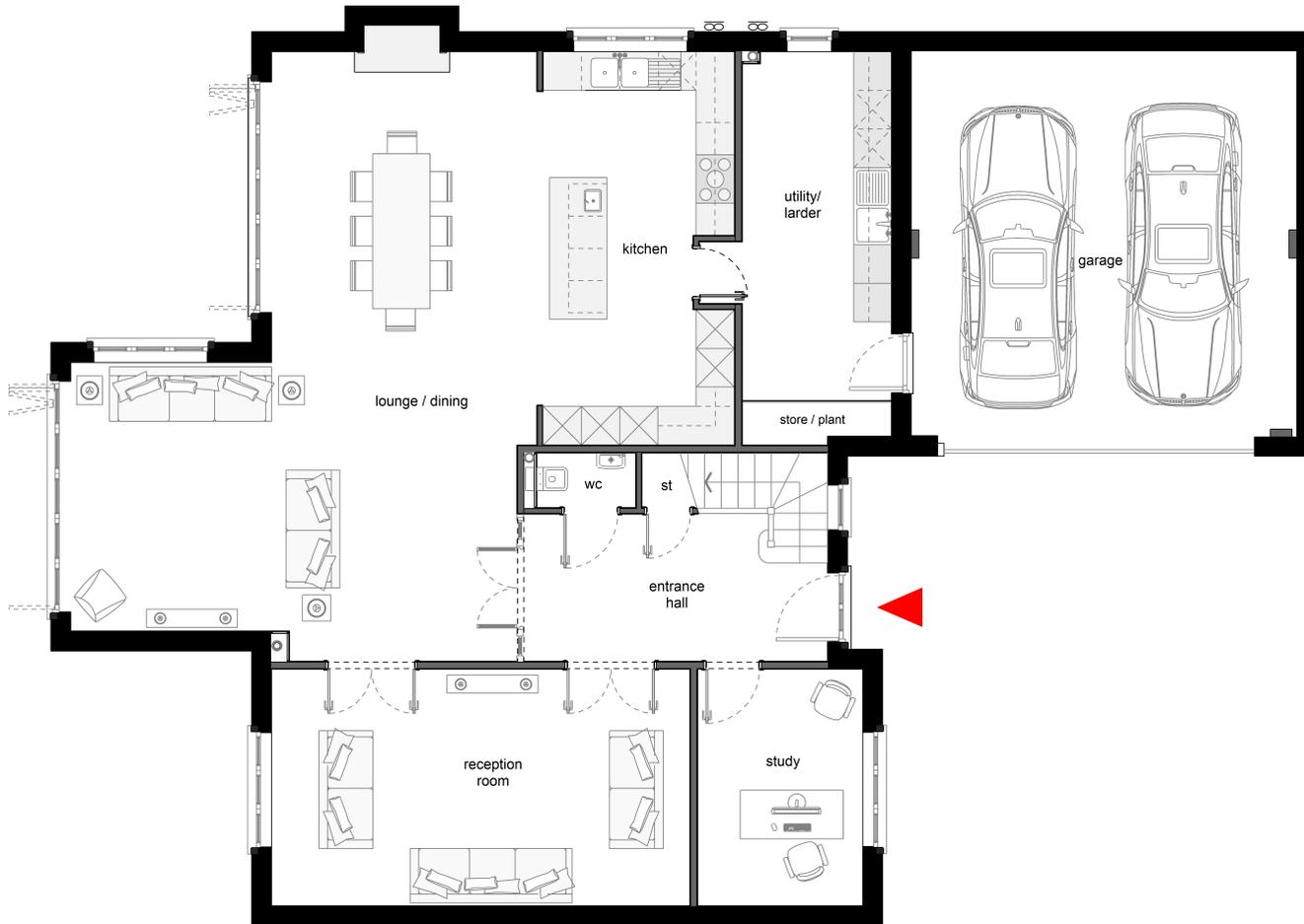
Bedrooms 3, 4 & 5 are all provided with built in wardrobes. Bedroom 4 also benefits from a vaulted feature ceiling.

The family bathroom is located adjacent bedroom 2 with an additional door allowing it to be used as an en-suite should it be required.



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Ground Floor Plans



First Floor Plan



Front Elevation



Rear Elevation



Stylish Specification

Kitchen

Integrated Bosch appliances to include:

- Electric single oven x2
- Combination microwave
- Induction hob
- Washer / dryer separates
- Marble worktop
- Chimney hood
- Dishwasher
- Fridge / Freezer

Plus...

- Wine fridge
- Quality hand-built units

Bathroom and en-suites

- Quality sanitaryware
- Chrome taps
- Thermostatically controlled shower
- Shower screens
- Fully tiled walls
- Porcelain floor tiles
- Chrome heated towel rails
- Shaver points
- Wall mirror
- Vanity units
- Recessed LED lights

Interior

- Triple glazed windows
- Oak veneered doors with chrome finished ironmongery
- Security locks to windows
- Mains wired smoke and heat detectors
- Fitted wardrobes to all bedrooms
- Underfloor heating to both floors
- Mixture of pendant ceiling and wall lights
- Superior finishes throughout

Exterior

- Security lights to perimeter of house
- Landscaped garden
- Close board fencing to all boundaries.



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Our Commitment to you

Your home

When you buy a Castlemere Home, you can be confident that you are buying a home of excellent build quality and exquisite unique design.

Every home we build is built to an exceptional specification. We ensure every home is sustainable, architecturally innovative and designed to complement the local environment and improve the quality of life for those who live there.

Our team of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes, and building communities across London and the South-East.

All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

Your environment

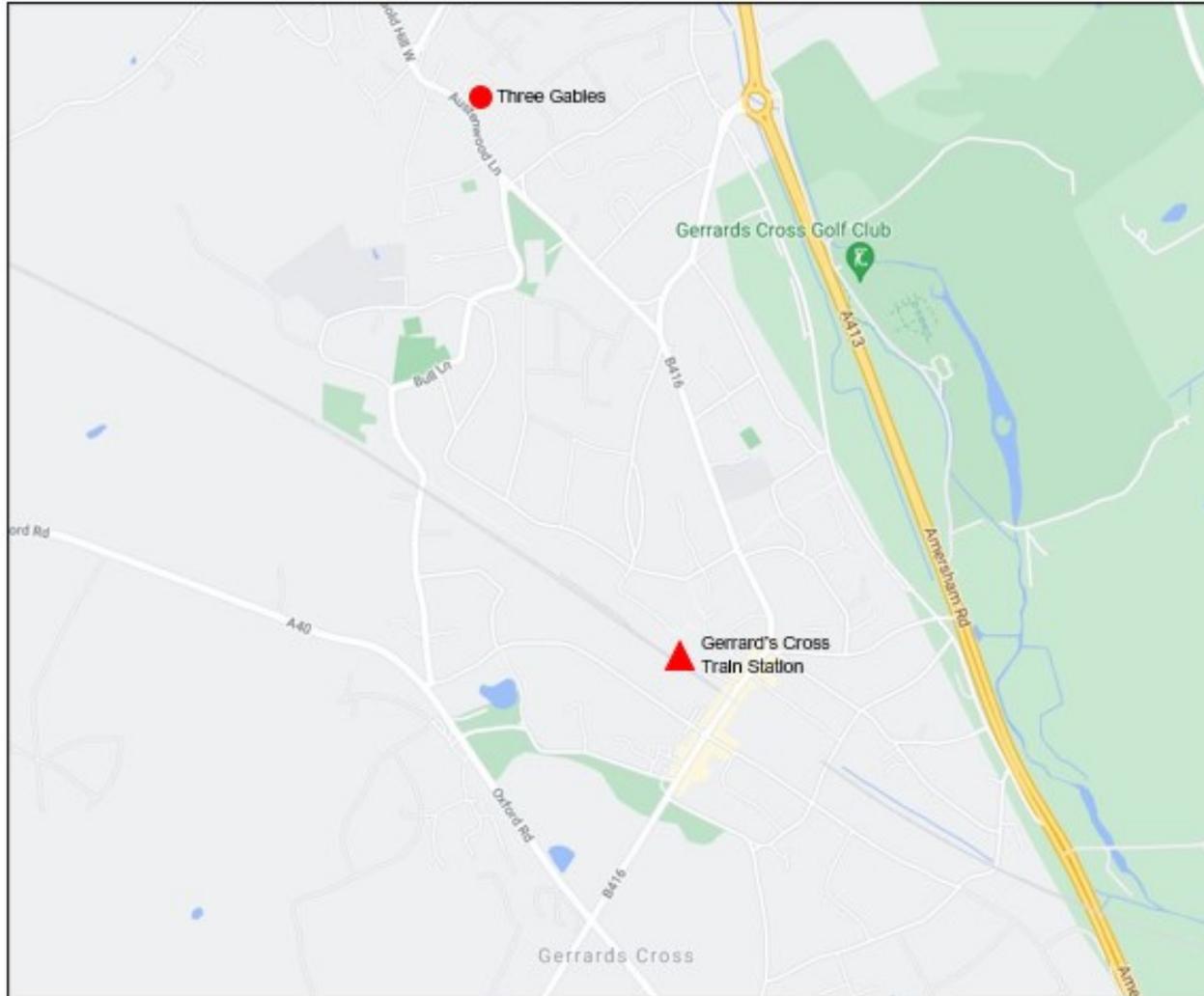
Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and preservation of protected areas.



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Maps



Contact Details

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