

## Aldenham Grange

### Description

This magnificent 'Arts and Crafts' new country mansion has been constructed to an extravagant specification, offering over 9,100 square feet (including garages) of luxurious and opulent accommodation across three floors.

Set within 0.63 acres of south-westerly facing formal landscaped grounds, this impressive new home successfully combines a traditional 'Lutyen's Style' architectural exterior with a sumptuous, contemporary interior, creating an exciting new home in one of the most sought after and exclusive locations in Little Chalfont.

There are five main reception rooms, of which the majority share views across the rear terrace and beautifully landscaped, secluded garden. A fully networked Study/Library for homeworking, separate multi-media Cinema Room and the luxuriously appointed Kitchen/Breakfast Area/Family Room are all accessed from the grand and imposing Entrance Hall. The house has a separate staff annexe, which benefits from its own private entrance.

The hub of the home is the capacious, contemporary Kitchen/Breakfast Area with bespoke Italian cabinetry and silestone worktops complementing the 'state-of-the-art' Miele appliances. Leading through from the Breakfast Area, the Family Room enjoys a large contemporary dancing flame gas fire with a sizeable LED 'starlit' roof lantern and a large expanse of Bi-fold doors enhances the feeling of warmth and available natural light.

Aldenham Grange also has a dedicated Cinema Room on the Ground Floor, complete with automated blackout blinds with a full cinema entertainment system. In terms of design and specification, nothing has been left to chance with several innovative technologies included, such as installing the premium Control 4 Audio Visual Automation system, programmable 'Lutron Homeworks' lighting, CCTV camera system and 'Gold' NACOSS security system, as well as a LD2 fire alarm.

### Location

Aldenham Grange is located just a five-minute level walk away from Little Chalfont village with its café culture and fashionable restaurants. Little Chalfont train station provides excellent transport links on both Chiltern mainline and London Underground services to Marylebone, the West End and the City, whilst Luton and Heathrow airports are situated within 20 miles.

## Education

The local area is renowned for its excellent choice of state and independent schools, including leading grammar schools, such as Dr Challoner's Boys Grammar School, Dr Challoner's High School for Girls and The Royal Grammar School, as well as top private schools including Wycombe Abbey, The Royal Masonic, Berkhamstead College, Harrow, Merchant Taylors and Eton.

## Accommodation

Ground Floor: Grand reception hall, study/library, drawing room with feature Chesney's fireplace, dining room with wine display, guest cloakroom, cinema/media room with full surround sound, wonderfully appointed open plan kitchen/breakfast area/family room with a large LED lit roof lantern, secondary kitchen with laundry facilities, boot room and guest shower room.

First Floor: Impressive galleried landing with bespoke chandelier, luxuriously appointed master bedroom suite with walk through dressing room and capacious ensuite bathroom, 3 further first floor bedroom suites all with private ensuite bathrooms, large laundry room with kitchen facilities, two linen cupboards, secondary staircase to private staff annexe.

Second Floor: ☐ Capacious cinema/games room, bedroom 5 with private en-suite and separate dressing room, further guest bedroom 6 with a dressing room, additional family bathroom and further storage areas with a large roof lantern in hallway.

Triple garage, beautifully landscaped grounds with sun terrace, outdoor entertainment area with bespoke fire pit, Lutron lighting scheme up-lighting key external features and external multi-room audio system.

Approximately gross internal area 9,300 sq ft (864.3 sq m) in 0.63 acres of mature, well screened grounds.

## Specification Highlights

- Automated solid wooden gates with intercom system to all floors
- Mature well screened garden
- Expansive kitchen/breakfast area/family room with bespoke Italian cabinetry and Miele appliances
- Recessed mirrored wine display cabinetry in formal dining room
- Large elegant double aspect drawing room
- Dedicated cinema room on the ground floor, complete with automated blackout blinds and a full cinema entertainment system
- Secondary kitchen with laundry facilities
- Capacious cinema/games room on second floor

- Large laundry room on first floor with kitchen facilities
- LED 'starlit' large roof lantern in the family room with expansive bi-fold door aperture
- Contemporary Chesney's gas fireplaces in main hallway and drawing room
- Sleek 'dancing flame' gas fireplace in family room
- Contemporary, bespoke chandelier for main hallway, second floor landing and staff annexe staircase
- Capacious cinema/games room on second floor
- Programmable 'Lutron Homeworks' lighting system and heating system to maximise comfort and flexibility
- 'Gold' NACOSS security systems and 'Control4' audio visual system throughout the house and externally
- Air conditioning to all first-floor bedrooms and cinema/games room on second floor
- Integral triple garage

