

Aldenham Grange

Description

This magnificent 'Arts and Crafts' new country mansion has been constructed to an extravagant specification, offering over 9,200 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 for homeworking, opulent Drawing Room with feature Chesney's fireplace, formal Dining Room and separate multimedia Cinema Room, complete with automated blackout blinds and a full cinema entertainment system, are all accessed from the grand and imposing Entrance Hall.

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' Sub-Zero and Wolf appliances. Leading through from the Breakfast Area, the Family Room enjoys a dancing flame gas fire with a sizeable LED 'starlit' roof lantern and a large expanse of bi-fold doors, which leads onto a large outdoor terrace, enhancing the feeling of warmth and maximising the available natural light.

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.

Upstairs, the impressive galleried landing leads to the Master Bedroom Suite and three further Guest Bedrooms with private En-Suite Bathrooms.

Enjoying views out of the feature bay window of the south-westerly, rear landscaped garden; the Master Bedroom is a haven of tranquillity. Complete with a separate Dressing Room and capacious En-Suite Bathroom, the Master Bedroom Suite is an opulent retreat from the bustling hub of the home on the ground floor.

There are three further Guest Bedrooms on the first floor, all of which are luxuriously-appointed and benefit from private En-Suite Bathrooms. Off the landing, there are also two linen cupboards and a dedicated Laundry Room with kitchen facilities.

On the second floor, there are two further Guest Bedrooms, a Games Room, a Family Bathroom and a Plant Room.

Bedroom 5 has a separate Dressing Room and En-Suite Bathroom, whereas, Bedroom 6 benefits from a private Dressing Room and convenient access to the Family Bathroom. There is a large Games Room, which gives the option to purchasers for an additional Bedroom.

Aldenham Grange also has a separate staff annexe, which benefits from its own private entrance.

Outside, Aldenham Grange has a large, private driveway with ample parking for numerous cars and a triple garage.

To the rear, the south-westerly landscaped gardens feature mature planting and screening to ensure privacy. A sun terrace, accessed via the bi-fold doors in the Family Room, provides an outdoor entertaining area, perfect for social gatherings in the warmer months. To complete the space, a bespoke circular raked contemporary Ivory Slate clad wall, complete with circular firepit/BBQ, Lutron lighting and integrated BOSE speaker system, provides a focal point and unique entertaining area.

Location

Aldenham Grange is located just a five-minute level walk away from Little Chalfont village with its café culture, boutique shops and fashionable restaurants.

Chalfont & Latimer train station provides excellent transport links on both Chiltern mainline and London Underground services to Marylebone, the West End and the City, which offers convenience for families who work in the capital, but want to live in tranquillity, outside of London.

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, Drawing Room with feature Chesney's fireplace, Dining Room, Media Room with full surround sound, wonderfully-appointed open-plan Kitchen/Breakfast Area/Family

Room with a large LED lit roof lantern, Secondary Kitchen/Utility Room, Cloakroom, Boot Room and guest Shower Room.

First Floor: Impressive landing with bespoke chandelier, luxuriously-appointed Master Bedroom Suite with walk-through Dressing Room and capacious Ensuite Bathroom, three further first floor Bedroom Suites all with Ensuite Bathrooms, large Laundry Room with Kitchen facilities, two linen cupboards and secondary staircase to private Staff Annexe.

Second Floor: Cinema/Games Room, Bedroom 5 with En-suite and Dressing Room, Bedroom 6 with Dressing Room, Family Bathroom and additional storage.

Outside: Triple garage, beautifully landscaped grounds with sun terrace, outdoor entertainment area with circular raked contemporary Ivory Slate clad wall, complete with circular firepit/BBQ, Lutron lighting and integrated BOSE speaker system.

Approximately gross internal area 9,234 sq ft in 0.63 acres of well screened, south-westerly facing landscaped 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 Sub-Zero and Wolf appliances
- 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 the 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 the Main Hallway and the Drawing Room
- Sleek 'dancing flame' gas fireplace in Family Room
- Contemporary, bespoke chandelier for Main Hallway, second floor landing and Staff Annexe staircase
- 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

