

Aynhoe

Description

This new property, built to represent the finest example of 'Arts and Crafts' design, has been constructed with a sympathetic and successful blend of handmade and hand-finished materials to provide authenticity whilst the property's elevations are softened with a series of 'Arts and Crafts' features.

Visitors are welcomed through its oak panelled door set centrally beneath the feature curved stone archway, so typical of Lutyens 'Arts and Crafts' designs. Stone window and door surrounds, in a Cotswold Stone colour, frame the natural stain oak windows and sit comfortably alongside the red multi-coloured brick and enhances the 'Arts and Crafts' feel of the house.

This new build six bedroom property has been constructed to an extravagant specification, offering luxurious and opulent accommodation over three floors. Set within mature landscaped gardens, this impressive new home successfully combines a traditional 'Arts and Crafts' architectural exterior with a sumptuous, contemporary interior to create an exciting new home in one of the most sought after and exclusive locations in the Home Counties.

With 5 reception rooms, this capacious house allows for relaxed family living. A separate Morning Room, accessed from the main Kitchen/Breakfast Area/Family Room, offers additional open plan living accommodation. The Drawing Room ensures that everyone has their own space within this stunning new home. When entertaining and depending on the occasion, there is the choice between the formal Dining Room and the more informal Dining Area adjacent to the Kitchen. The Study, located at the front of the house, enjoys significant light from the bay window and provides a quiet space for work and study.

Location

The house, set in one of the most desirable roads in Chalfont St. Giles, is within a 12 minute walk to the Metropolitan line underground station with fast trains to Baker Street, Moorgate and Liverpool Street, as well as Chiltern Mainline routes to Marylebone in 30 minutes.

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, Cloakroom, Drawing Room, formal Dining Room, Study, Morning Room with full surround sound cinema and 60” plasma screen, open plan Kitchen/Breakfast Area/Family Room, 8 metre long Utility Room with secondary Kitchen and integral double garage.

First Floor: Open sizeable landing with feature chandelier, four Bedrooms all with luxuriously appointed en-suite Bathrooms including exceptional Master Bedroom with separate Dressing Room and beautifully appointed Bathroom with walk in/walk out shower.

Second Floor: 1 further bedroom with en-suite Bathroom, sizeable sixth Bedroom/Games Room with large roof lantern.

Specification Highlights

- Mature and very private, well screened rear garden
- ‘Control4’ Audio Visual system throughout the house and externally
- Programmable ‘Lutron’ lighting system and heating system to maximise comfort and flexibility
- ‘Gold’ NACOSS security systems
- Expansive Kitchen/Breakfast Area/Family Room with bespoke Italian Sycamore Pearl cabinetry and Miele/AEG appliances
- Surround sound cinema system
- Chesney’s feature fireplaces in the Drawing Room and Dining Room



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