

## Highfield, Clifton Grove

### Description

Located within leafy Chesham Bois, 'Clifton Grove' is an exclusive gated development of five individually styled new 5,000 sq ft homes, situated within approximately half an acre. Surrounded by ancient woodland, this haven of peace and tranquility ensures owners benefit from the highest quality of living, whilst only a short walk from the cosmopolitan market town of Amersham, with its café culture and boutique shops and exclusive restaurants.

Constructed to an exceptional specification by the multi-award winning developer Oakeve, these five luxurious and individual 5 / 6 bedroom new homes marry together the finest hand-crafted materials, state-of-the-art technology and unparalleled attention-to-detail, successfully creating this exclusive collection of aspirational family homes.

Each new luxury home has been constructed to be bespoke and individually architecturally designed, with 'Highfield' showcasing the imposing 'Manor House' style with feature stone mullions and heritage black inset casement windows, providing a traditional architectural design with a contemporary and opulent interiors scheme.

Within Highfield, there are four main reception rooms, of which the majority share views across the rear terrace and beautifully landscaped, secluded garden. A fully networked Study for homeworking, separate Cinema Room and the luxuriously appointed 60 ft Kitchen/Breakfast Area/Family Room are all accessed from the grand Entrance Hall.

The hub of the home is the contemporary Italian Kitchen with high gloss cabinetry and Miele appliances. After dinner, relax in the Family Room, below the LED starlit sizeable roof lantern, with the dancing flame fire lit, enjoying a film in the full surround sound cinema environment.

In addition to the Family Room AV systems, the house also has a further dedicated Cinema Room, complete with automated blackout blinds and full cinema entertainment system.

In terms of design and specification, nothing has been left to chance with several innovative technologies included within the 'Clifton Grove' development, such as installing the premium Control 4 Audio Visual Automation system, programmable 'Lutron Homeworks' lighting system to the Ground Floor, First Floor Landing and Master Bedroom Suite and 'Gold' NACOSS security system, as well as a LD2 fire alarm.

A stunning Master Bedroom Suite with private Dressing Room and contemporary En-Suite Bathroom provides a haven on tranquillity away from the bustling hub of the home on the Ground Floor. There are four further Bedrooms on the First Floor, two of which benefit from private En-Suite Bathrooms.

### Location

‘Clifton Grove’ is located close to the cosmopolitan busy commuter market town of Amersham, with its café culture and boutique shops and exclusive restaurants. The Amersham train station provides excellent transport links on both Chiltern mainline and London Underground services to Marylebone, the West End and the City, and with Luton and Heathrow airports within 20 miles, Amersham has become a destination of choice for families and commuters who want the benefits of openness and space, but value shorter commuting times.

### Education

The local area is renowned for its excellent choice of state and independent schools, with the outstanding-rated Dr Challoners Grammar School and Dr Challoners High School for Girls within catchment, as well as the very highly regarded Beacon and Heatherton House preparatory schools within walking distance, ‘Clifton Grove’ ensures families will benefit from the highest quality of educational establishments. Other top private schools within the surrounding area include Wycombe Abbey, The Royal Masonic, Berkhamstead College, Harrow, Merchant Taylors and Eton.

### Accommodation

Ground Floor: Grand Reception Hall with feature staircase, Cloakroom, Double Coats Cupboard, wonderfully appointed open plan Kitchen/Breakfast Area/Family Room, formal Dining Room, dedicated Home Cinema/Drawing Room, fully networked Study, large Secondary Kitchen with laundry facilities and an integral Double Garage.

First Floor: Exceptional Master Bedroom Suite with separate Dressing Room and contemporary, capacious en-suite Bathroom, further four spacious Bedrooms, two with luxuriously appointed en-suite Bathrooms and a separate large Family Bathroom.

## Specification Highlights

- Gated entrance to mature, screened garden and integral double garage with electric up-and-over doors
- Expansive 60 ft Kitchen/Breakfast Area and Family Room with bespoke Italian Cabinetry and Miele appliances
- Large Secondary Kitchen with additional Oven, Fridge/Freezer, Gas Hob and Laundry Facilities
- Contemporary Dancing Flame Fireplace with Plasma above within the Family Room
- Morning Room with LED 'starlit' sizeable roof lantern
- Feature Oak Staircase with Glass Balustrading
- Bespoke Internal Oak Doors
- 'Control4' Audio Visual system throughout the house and externally
- Programmable 'Lutron Homeworks' lighting system to the Ground Floor, First Floor Landing and Master Bedroom Suite
- 'Gold' NACOSS security systems
- PIR security lighting and full LD2 fire detection system
- Multi-point locking to all external doors
- Individually zoned underfloor heating system to maximise comfort and flexibility
- Large Georgian Fibrous Cornice
- Outdoor entertaining terrace with external speakers
- Contemporary Curved Outdoor Entertainment Area with Feature Fire Pit