



KAROUBA

Sycamore Rise, Chalfont Saint Giles HP8 4LD



BARTRAMS

# KAROUBA

Sycamore Rise, Chalfont Saint Giles HP8 4LD

A refurbished 4-bedroom, 2-bathroom detached bungalow circa 1950s, situated in the popular village of Chalfont St Giles. Featuring approximately 1,147 sq.ft of spacious lateral living, a 19'10 x 13ft sitting room and benefiting from an 80ft rear garden with a garden studio. There is also potential to extend, subject to the usual planning consents.

## Summary of Accommodation

Karouba is a detached bungalow located within walking distance of local schools and village centre in Sycamore Rise, Chalfont St Giles. Offered with no onward chain this home has been modernised by the current owners and includes a sitting room, open plan kitchen/dining room, master bedroom with refitted ensuite shower room, three further and refitted family bathroom with bath and shower cubicle, large driveway providing parking for three cars and an approx. 80 ft Westerly facing rear garden with garden studio.

Entrance hall with wood flooring, storage cupboard, front aspect window and cupboard housing electric fuse board. The modern kitchen is fitted with a range of contemporary wall and base units and central island with breakfast bar and storage cupboards. Storage includes deep pan drawers, recycling bin store, corner carousels as well cupboards. Integrated appliances include dishwasher, wine cooler and Rangemaster cooker hood. There is space for a cooker range, space for a fridge/freezer, space for a washing machine and space for a tumble dryer. The kitchen comes complete with a stainless steel sink with mixer tap and window overlooking the garden. The dining area has space for table and chairs with a glazed door opening on to the side path to the rear garden. The sitting room has bi-fold doors opening on to the patio and provides views of the rear garden. There is a feature stone fireplace and door from the entrance hall.

The master bedroom has a large front aspect window and wood flooring. The modern ensuite showroom comprises a walk-in shower cubicle, w.c, pedestal basin and obscure glazed window. Bedroom two is another double room which is currently being used as a dressing room and has wood flooring. This room is double aspect with morning sunlight. Bedroom three has a side aspect window with wood flooring. Bedroom four is carpeted and has a side aspect window. This room would make an ideal hobby or home office if four bedrooms were not required. The family bathroom has been fitted with modern site comprising shower cubicle with rain shower and wall jets, double ended bath tub with filler and hand shower, basin inset into a two drawer





### Gardens & Grounds

The rear garden measures around 80ft in length and enjoys the afternoon and evening sun. There is a substantial full width patio providing ample space for barbeques and alfresco dining. The rest of the garden is laid to lawn with raised beds along the southern facing borders.

The garden studio (5.78m x 3.6m) has light, power and water with a kitchenette. There is also a rear garden shed. To the front of the property there is blocked paved drive providing parking for at least three cars and a gated pedestrian access.

### Location

Located just 25 miles from London, Chalfont St Giles is a thriving and affluent village surrounded by sought-after neighbourhoods like Beaconsfield, Gerrards Cross, Seer Green, and Little Chalfont. Its charming High Street features a communal green, independent shops, and family-friendly pubs. The village enjoys excellent transport links, close to the M25 and M40 motorways, with easy access to Heathrow Airport and fast train connections to Central London from Chalfont & Latimer station, reaching Marylebone Station in approximately 28 minutes on the Chiltern Line. Residents can enjoy picturesque walks and green spaces, such as The River Chess walk through the beautiful Chiltern Hills, historic buildings, meadows, and nature reserves. The area also boasts exceptional educational facilities, with highly reputable schools catering to all ages in both the state and private sectors.

### Services:

Gas central heating. Mains water, electricity and drains.  
Broadband and telephone subject to contract with supplier.

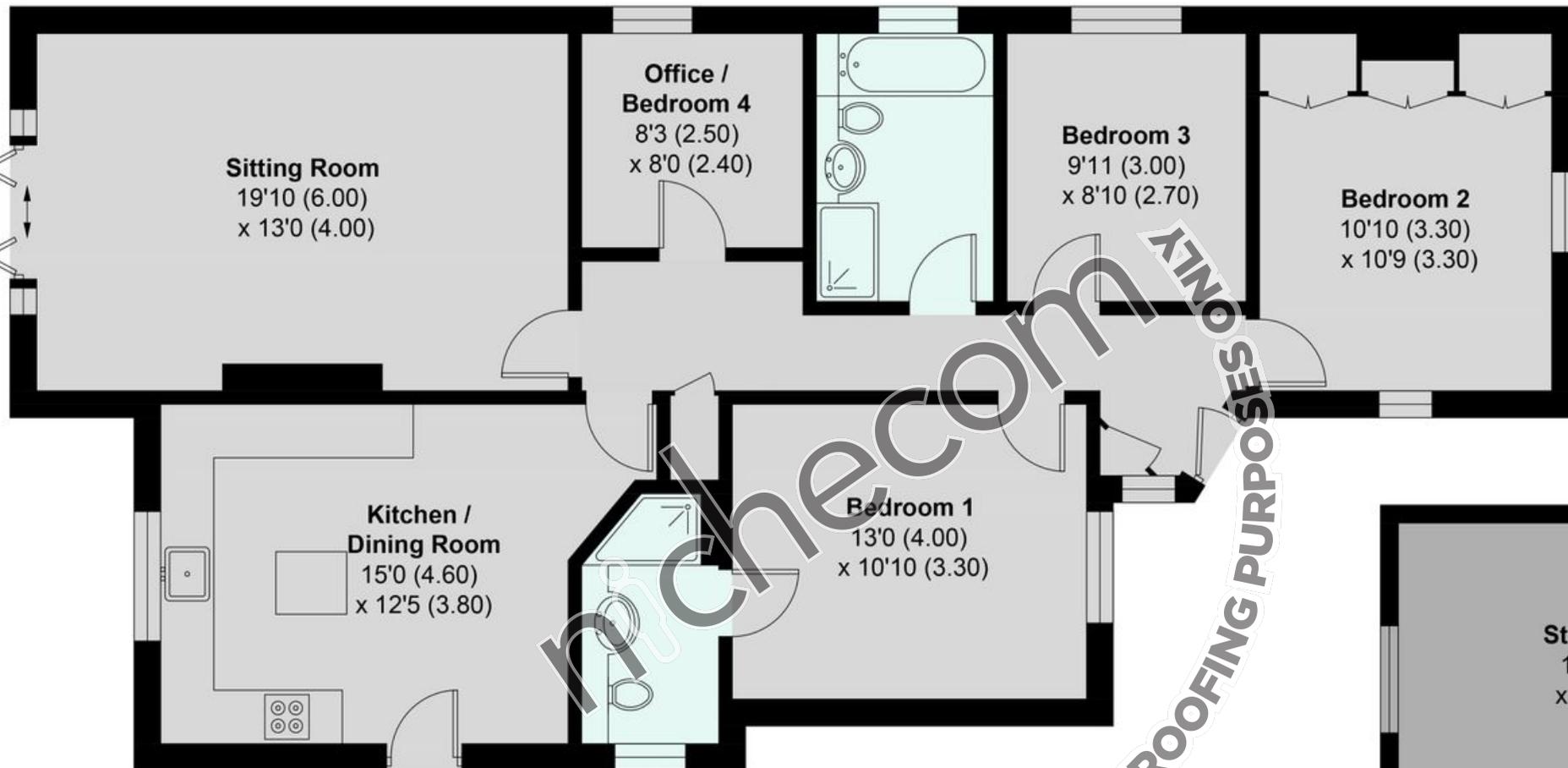
**Council Tax Band:** F

**EPC Rating:** D

### Local Authority:

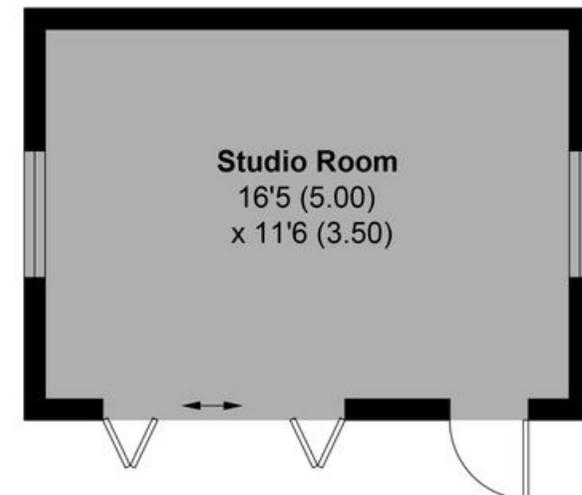
Buckinghamshire Council





**GROUND FLOOR**

**DRAFT COPY FOR PROOFING PURPOSES ONLY**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**



**BARTRAMS**

Tel: 01494 870707  
Kings Head House, 15 London End  
Beaconsfield, Buckinghamshire HP9 2HN

**BARTRAMS.CO.UK**

DISCLAIMER: Bartrams gives notice that the comments, condition, descriptions, measurements and necessary permissions for use and occupation are given in good faith and believed to be correct but cannot be relied on as true statements and representations of fact. They do not constitute part of an offer or contract. Potential purchasers should inspect personally in order to satisfy the correctness of them. Neither Bartrams or any of their employees has any authority to make or give any representation or warranty whatsoever in relation to this property. They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive viewings. The property is offered for sale subject to contract.