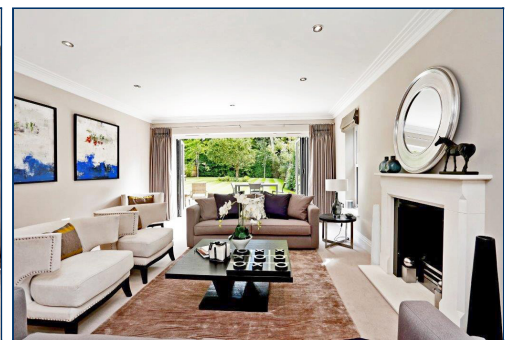
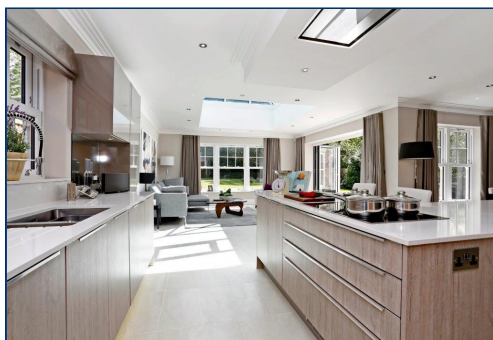


# The **Frost** Partnership

Beaconsfield Office: **T:** 01494 681234 **E:** beaconsfield@frostweb.co.uk

**Mulberry House & Brampton House, Gorelands Lane, Chalfont St Giles, HP8 4HQ**

**Prices from £2,250,000 (Freehold) DRAFT DETAILS**

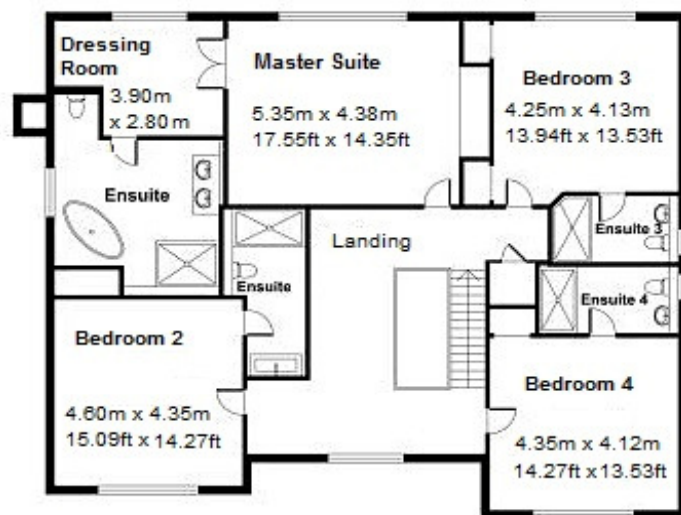


- 2 new individual houses to be built
- Available to buy off plan
- Wonderful 1/3rd acre plots

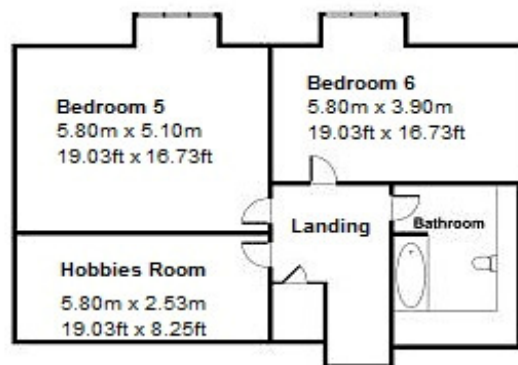
- Potential Stamp Duty saving on Plot & Build concept
- 6 bedrooms/5 bathrooms/4 receptions
- Local developer - Broads Properties Ltd

**frostweb.co.uk**

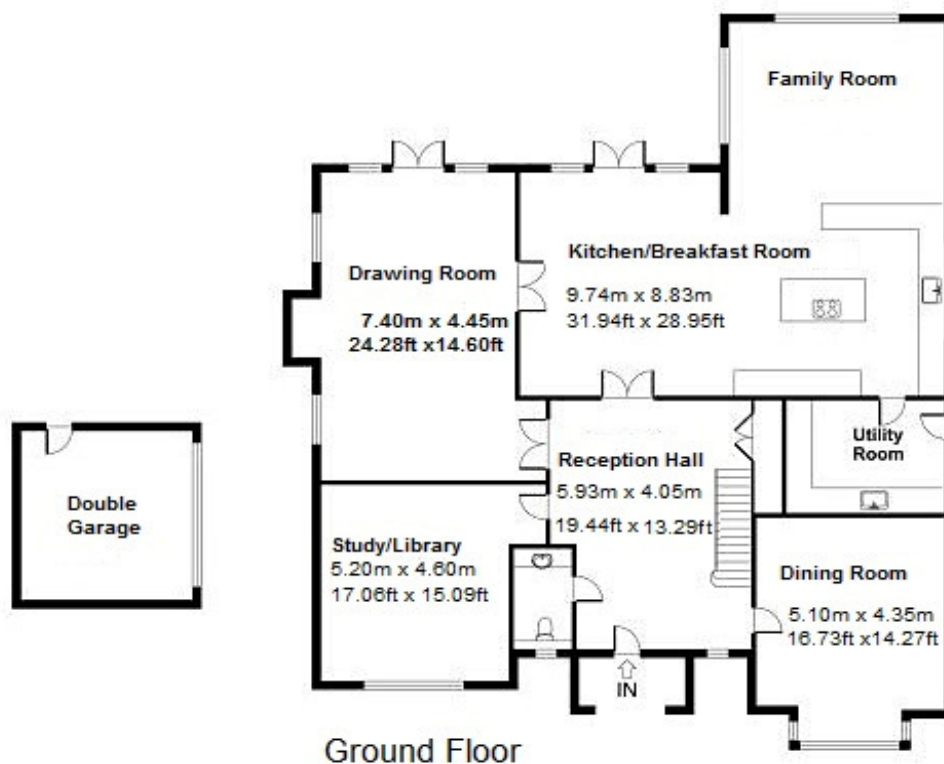




First Floor



Second Floor



Ground Floor

## MULBERRY HOUSE, GORELANDS LANE, CHALFONT ST GILES. HP8 4HQ

Disclaimer: This plan is for layout guidance only. Not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. All dimensions are maximum measurements

## **JUST LAUNCHED, TWO FABULOUS NEW 6 BEDROOM FAMILY HOUSES (c 5,000 sq ft) BY BROADS PROPERTIES TO BE BUILT**

Two individual family homes situated on the edge of this beautiful picturesque village. These individual new houses comprise with 6 double bedrooms (4 luxury en suites), spacious social open plan kitchen including family and dining areas, utility room, study/library, dining/family room and formal drawing room. On the second floor there is a hobbies room/store room and bathroom as well as bedrooms 5 and 6. Both properties have detached double garages.

### **LOCATION**

Gorelands Lane is situated in the beautiful picturesque village of Chalfont St Giles, nestled within the stunning countryside of Buckinghamshire. Chalfont St Giles is an affluent, popular village that can be found 25 miles/40km from London and bordered by the equally sought-after neighbourhoods of Beaconsfield, Gerrards Cross, Seer Green and Little Chalfont. Chalfont St Giles has exceptional transport links, with close proximity to the M25 and M40 motorways, only a short distance to Heathrow airport (18 miles) and fast train access into Central London (23 minutes to London Marylebone). With its enviable location, it is clear why Chalfont St Giles is a resounding winner with both professional people and families alike, offering them multiple opportunities for business, dining, entertainment, sports and leisure.

### **EDUCATION**

Chalfont St Giles is ideally situated in an area of outstanding academic achievement, offering the highest standard of education for all ages. From well-respected nurseries and primary schools. Buckinghamshire still retains the state grammar school system including Dr Challoner's High School for girls. Dr Challoners Boys Grammar School and the Royal Grammar School offering unrivalled academic opportunities. Highly renowned independent schools in this area include Wycombe Abbey, Godstowe, Maltman's Green, Gayhurst, Davenies, Merchant Taylors and the Royal Masonic school, all of which showcase their achievements in both academic and sporting excellent.

### **WARRANTY**

The home will be independently surveyed during construction and a ten year warranty will be issued upon completion of the dwelling.

### **AGENTS NOTE**

Front images of Mulberry House and Brampton House are CGIs; internal photographs are of previous developments by Broads Properties Ltd.

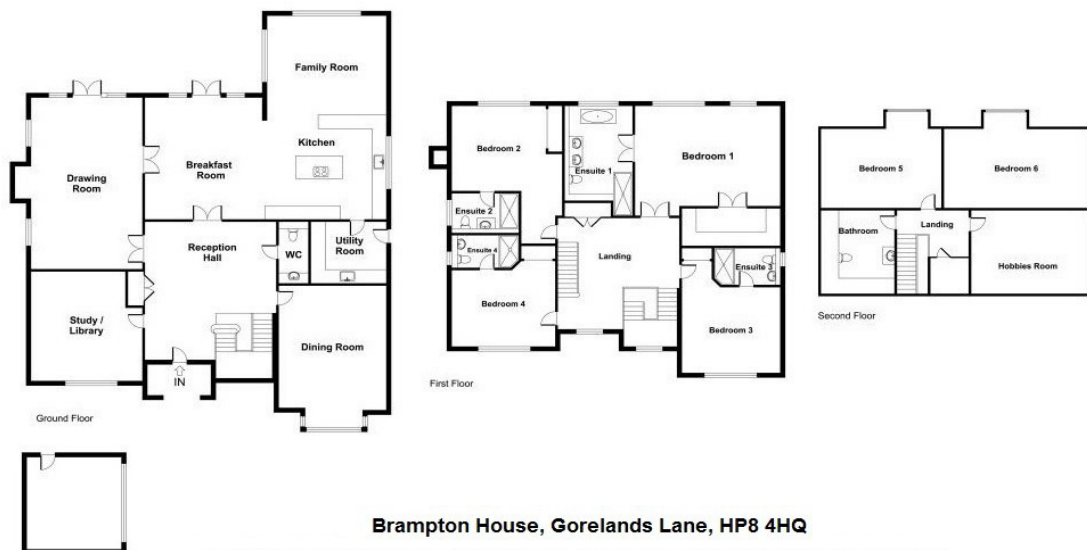
### **DIRECTIONS**

From the village centre of Chalfont St Giles proceed up Pheasant Hill and continue over the mini roundabout in to Vache Lane. After a short distance and on the brow of the hill turn right in to Gorelands Lane and the properties will be found after a short distance on the left hand side.





**Brampton House**



**Brampton House, Gorelands Lane, HP8 4HQ**

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**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.