



DODDS LANE, CHALFONT ST GILES

COLMAN  
& CO







**MAGNOLIA, DODDS LANE  
CHALFONT ST. GILES  
HP8 4EL**

A delightful character house with considerable potential for extension. Backing South in a secluded quarter acre garden.

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CONSIDERABLE POTENTIAL TO EXTEND  
SECLUDED SOUTH FACING GARDEN  
QUARTER OF AN ACRE  
SOUGHT AFTER LOCATION  
INDIVIDUAL CHARACTER HOME  
WALKING DISTANCE TO VILLAGE CENTRE  
CONVENIENT FOR LOCAL SCHOOLS  
EPC = F

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**THE PROPERTY**

**NO ONWARD CHAIN**

A rare opportunity to purchase a charming house with immense scope for extension & modernisation. Completely screened from the lane in one of the most sought after locations in the village the property enjoys privacy and seclusion in a beautiful south facing garden of about a quarter of an acre. The character accommodation on two floors is versatile and can be arranged to suit individual requirements.

Situated close to open countryside the property is just over a quarter of a mile from the village centre and local schools.

**ACCOMMODATION**

Wide covered Entrance with quarry tiled floor, beamed ceiling and door to Reception Hall with beamed ceiling, coat cupboard and wall lights.  
Sitting Room with a double aspect, attractive open brick fireplace, beamed ceiling, wall light points, double casement doors to rear garden.

Ornamental plate rail, wood, panelled walls, wall light points, shelving.  
Study/Bedroom 4.

Bathroom with a suite of panel enclosed bath with shower, low level WC, pedestal basin and fully tiled walls.

Kitchen - Breakfast Room a spacious L shaped room with tiled floor, gas hob, built-in refrigerator and freezer, extensive range of cupboards and shelving units. Rayburn Nouvelle gas fired range cooker with double oven, two hotplates and gas central heating boiler, beamed ceiling. The Breakfast Area has exposed brickwork.

Door to terrace and garden.

Door to integral Garage with light, power and water supply.

Inner Lobby with wall light points and doors to Utility Room with sink, plumbing for automatic washing machine, extractor fan.

Cloakroom Low level WC, wash hand basin.

Bedroom 3 with built-in cupboard.

On the first floor landing with cupboard, bookshelves, display alcove, beamed ceiling.

Access to roof space with pull down ladder.  
Bedroom 1 with two built in wardrobe cupboards, hand basin, fitted drawers, wall light points and ceiling beam.  
Bedroom 2 with built in wardrobe cupboard and heated linen cupboard.

**OUTSIDE**

A driveway and five bar gate provide access to the front of the property which is completely screened from the lane by established trees and shrubs. Parking area with lawn beyond. The rear garden is approached by a wide brick paviour terrace bordered by shrubs and a small ornamental pond. There is a garden store to the side. Steps lead to the large gently sloping South facing garden, laid to lawn and enclosed on two sides by walling with hedging to the other boundary. Well established with a variety of shrubs including Rhododendron as well as Magnolia, Apple and Cherry trees. Greenhouse.  
NB the property is not connected to the main sewer. There is a septic tank which generally requires emptying every 3 to 5 years.



## GENERAL

Local Authority  
Chiltern District Council

Services  
Mains water, gas and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

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