



THREE HOUSEHOLDS, CHALFONT ST. GILES

COLMAN
&CO



1 SHEARMANS

THREE HOUSEHOLDS

CHALFONT ST. GILES HP8 4LW

A charming country cottage opposite open countryside with a pretty garden, garage and parking for three cars.

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- PERIOD SEMI DETACHED COTTAGE
 - TWO RECEPTION ROOMS
 - BEAUTIFUL KITCHEN WITH AGA COOKER
 - LOFT ROOM
 - SEMI RURAL LOCATION
 - OPPOSITE OPEN COUNTRYSIDE
 - DETACHED GARAGE
 - EPC = D
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THE PROPERTY

A character cottage with a delightful, well arranged interior attractively presented and modernised throughout.

Approached by electronically controlled gates and private drive shared by just one other property, this charming home is on the semi rural outskirts of the village and still only one mile from the centre.

ACCOMMODATION

Stable front door to Entrance Hall with glazed windows to both sides. Door to

Sitting Room double aspect, fireplace, brick hearth with ESSE woodburner, log storage space, meter cupboard with shelving above, ceiling and wall beams, doors to kitchen and dining room, stairs to first floor landing.

Dining Room window to front, large understairs cupboard.

Kitchen white shaker style base and wall cupboards with solid beech work surfaces, integrated American style fridge freezer, dishwasher, washing machine, two oven electric AGA, Belfast sink, boiling hot water tap, wall mounted gas central heating boiler, part tiled walls and floor, space for table and chairs, rear aspect overlooking the Golf Club practice green, stable door to rear of property.

On the first floor Landing
Bedroom 1 double aspect, double wardrobe with radiator, stair access to Loft Room.

Bedroom 2 side aspect
Loft Room [Study] two Velux windows, beams, window to side aspect.

OUTSIDE

Electric front gates provide access to the property. A brick paviour path leads to the front door. The level cottage style garden to the front includes a lawn with flower borders, roses, shrubs and clematis. A side access leads to a pathway at the rear of the property.

Vegetable garden with beds for planting, garden shed, space for a greenhouse. Log store and space for BBQ.

Garage with remotely operated door. Light and power. In addition to a block paviour parking space to the side of the garage, there is also a large, shingled area with parking for several cars. Bin storage.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer with services to London Marylebone and Baker Street on the Chiltern and Metropolitan lines. Junction 2 of the M40 Motorway is within driving distance, connecting to Junction 16 of the M25.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band E

Services
Mains water, gas and electricity.

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