



SILVER HILL, CHALFONT ST. GILES

COLMAN
&CO



FOX AND HOUNDS

SILVER HILL

CHALFONT ST. GILES HP8 4PS

A former Public House with consent for a change of use to residential (Use Class C3) and landscaping of current tarmac parking

PLANNING PERMISSION GRANTED PL/22/3485/FA
CONVERSION TO RESIDENTIAL USE
GRADE II LISTED
LARGE GARDEN
CONSIDERABLE POTENTIAL
PARKING TO REAR
2,347 SQ FT APPROXIMATE GROSS INTERNAL AREA
EPC = F

THE PROPERTY

A Grade II Listed property with consent for conversion to one or two residential cottages.

PLANNING REFERENCE: PL/22/3485/FA.

A unique conversion opportunity within easy walking distance of the village centre.

Originating from the 17th Century with alterations in later years, the property has immense character and considerable potential.

GUIDANCE NOTE: The property does not currently meet the criteria for a residential mortgage.

Purchase could be made with bridging finance initially. A residential mortgage, subject to valuation and conditions, could be applied for once conversion of the ground floor accommodation has been completed. Please seek advice from an Independent Financial Adviser.

ACCOMMODATION

The spacious and versatile accommodation comprises

On the Ground Floor
2 (former) Bar areas, Kitchen and adjoining Office/Work Area, 2 cloakrooms.

On the First Floor
there is a Lounge, 3 Bedrooms, Office and Bathroom.

OUTSIDE

The property has a side access to the large rear garden and useful outbuilding.

Large lawned area screened on all sides.

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. Fast and frequent services are available 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

Services

Mains water, gas and electricity.

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

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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