



HIGH STREET, CHALFONT ST GILES

COLMAN
&CO



ANTHONY COTTAGE

HIGH STREET

CHALFONT ST GILES HP8 4QH

A sympathetically modernised Grade II listed cottage in the centre of the village with garage and parking.

FULLY MODERNISED COTTAGE
BEAMED THROUGHOUT
INGLENOOK FIREPLACE
RECENTLY RE-FITTED BATHROOM
MODERN REPLACEMENT KITCHEN
COURTYARD GARDEN ROOM
HIGH STREET LOCATION
EPC = N/A

THE PROPERTY

An historic cottage with origins dating back to the 17th Century. Located on the High Street in the heart of the village centre, the property is just a short walk from the shops, Village Green, duck pond and amenities.

The property has the distinct advantage of a garage and on-site parking.
Backing south with a sunny aspect, the easily managed courtyard garden offers considerable privacy.

ACCOMMODATION

Entrance with coats hanging space, tiled floor, shelved shoe cupboard.
Kitchen - Dining Room double aspect with an attractive range of floor and wall cupboards, drawers, wine rack, integrated dishwasher, range cooker, worktops, cupboard containing the fuse box, Limestone floor, dresser unit with glass fronted display cupboards and storage cupboard. Cloakroom with low level WC.
Inner lobby with stable door to courtyard garden.

Sitting Room with double aspect, Inglenook fireplace with wood burning stove, beam above, Oak flooring, shelving, wall light points.

On the first floor

Landing with access to roof space.
Bedroom 1 double aspect with fitted wardrobe, fitted storage seat, drawer unit, exposed brick chimney breast, low wardrobe cupboard.
Bedroom 2 with built-in cupboard.
Large Bathroom re-fitted with roll top bath with hand-held shower attachment, low level WC, hand basin, large shower tray with curtain surround, tiled walls, heated towel rail, Amtico flooring, cupboard with recently replaced (2023) gas fired combination boiler.

The electrics have been upgraded and a new consumer unit fitted.

In addition to a new replacement boiler, there is newly fitted plumbing throughout the property.

OUTSIDE

Fully insulated Garden Room with panelled walls, floor and wall cupboards, electric radiator, double doors to courtyard.

Garage with light, power and storage space.
The sheltered South facing private York stone paved courtyard garden is arranged for easy maintenance. A wrought iron gate leads to the driveway with parking for 3 cars and access to the garage.

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 in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

There are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street.



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:

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.

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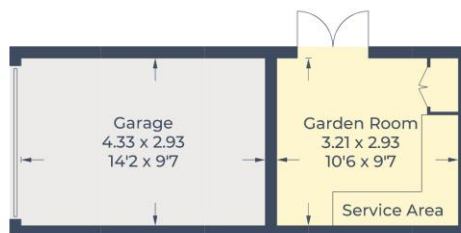


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

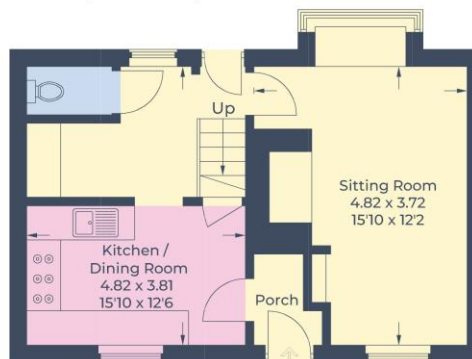
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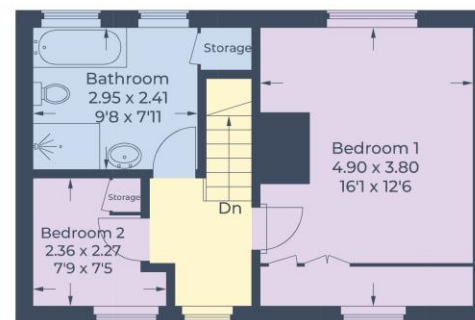
Approximate Gross Internal Area
Ground Floor = 38.2 sq m / 411 sq ft
First Floor = 38.0 sq m / 409 sq ft
Outbuilding = 22.7 sq m / 244 sq ft
Total = 98.9 sq m / 1,064 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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