



HILL FARM LANE, CHALFONT ST. GILES

COLMAN
&CO



HILL TOP, HILL FARM LANE
CHALFONT ST. GILES
HP8 4NT

A lift whisks you down to a grand lower ground floor with potential for conversion to self-contained living accommodation.

LOOKS CAN BE DECEPTIVE
HUGE LOWER GROUND FLOOR
GENEROUSLY PROPORTIONED LIVING SPACE
LIFT TO BOTH FLOORS
LANDSCAPED GARDENS & DOUBLE GARAGE
SOUTH FACING REAR ASPECT
SELF CONTAINED BASEMENT ACCOMMODATION
EPC = D

THE PROPERTY

DON'T BE DECEIVED, THIS PROPERTY IS MUCH BIGGER THAN IT LOOKS.

Situated towards the end of a private country lane, the property is a short distance from open countryside and rural walks.

ACCOMMODATION

Entrance Hall with access to roof space, lift to Lower Ground Floor.

Wet Room with low level WC, hand basin, shower cubicle, tiled walls and floor.

Double doors from the Hall lead to the Living-Dining Room with high vaulted ceiling, tiled floor, wood burning stove, bi-fold doors to Terrace and Garden.

Open Plan Kitchen with glazed sink, range of fitted floor & wall cupboards, Breakfast Bar, gas hob with extractor above, induction hob.

Miele ovens, one incorporating warming drawer. Integrated dishwasher.

Arch to Study Area and door to Utility with plumbing for washing machine, space for tumble dryer, sink unit, cupboards, tiled floor and door to side.

Bedroom 1 with lovely views of the Garden, range of fitted wardrobe cupboards, ceiling fans. Dressing Room with fitted wardrobes. En-Suite Bathroom with low level WC, twin basins, shower cubicle, tiled walls & floor, jacuzzi bath.

Bedroom 2 with fitted wardrobe cupboard. En-Suite Shower Room with cubicle, low level WC and hand basin, tiled walls and floor.

Bedroom 3 with wardrobe cupboard.

Lower Ground Floor Approached internally via a lift and external staircase.

Two large Basement Reception Rooms perfect for entertaining.

Cloakroom with low level WC and hand basin.

Plant Room housing hot water tank & water softener, large shelving area for storage.

OUTSIDE

Double Garage with electric up-and-over door, light & power, door to Garden.

Approached by a block paved in-and-out drive with electric gates and ample parking for numerous cars. There are low walls to the front and areas of gardens with a variety of established shrubs & plants.

Decorative fencing & gates provide access to the wide, side and rear gardens. Accessed from a large full-width paved Terrace, with raised flower beds, steps lead to a wide expanse of lawn bordered by flower beds & shrubs. A pergola and walkways are attractive features, railway sleepers retain the vegetable garden.

2 Garden Sheds and a Greenhouse.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, LPG, Electricity, Private Drainage.

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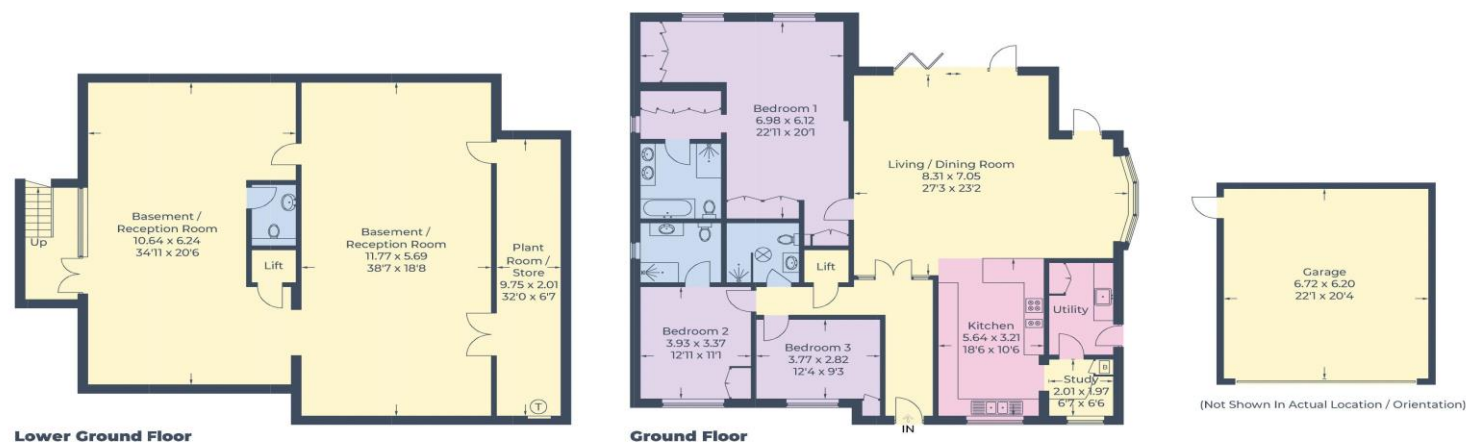


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