



1, Highfield,
Chalfont St. Giles, Buckinghamshire HP8 4HA

Peter Scott 
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Situated in a sought after cul de sac within Chalfont St Giles this outstanding family home has been refurbished in the last two years and extended to a high standard. The open plan kitchen extends to 36' x 19' providing exceptional living space over looking the gardens. Overall the gardens extend to around a quarter acre with the rear garden around 95' deep. The accommodation comprises spacious reception hall, laundry/boot room, home office study with built in furniture, living room with bay window, entertainment/bar area and kitchen/living room. On the first floor are four bedrooms, ensuite shower room and family bathroom. The rear garden has a full width terrace with low rising steps to a decked area, swimming pool and further lawned areas. The filtered swimming pool is heated via a Garden Pac COP 15 Inverter heat pump. The garden backs onto green belt land and enjoys a private semi rural view across fields. EPC Rating : C Council Tax Band : G

Quietly located refurbished family home

Superb hand built 30' x 19' kitchen/breakfast/living room with atrium and bi-fold doors

Large terrace, landscaped gardens and swimming pool

Four bedrooms, Two bathrooms

Separate lounge and home office

Large laundry/boot room

Integral double garage, Mega Flo system, CAT6 wiring

Gardens backing onto Green Belt fields

No upper chain - available now

High Field is located on the eastern side of Chalfont St Giles. Open countryside and woodland is within a short walk offering keen cyclists and walkers miles of Chiltern landscape to explore. High Field is literally a few minutes walk away from some of the best of Bucks countryside. The village centre (15 minute walk) with the village green and duck pond, provides all of your day to day needs.

The property is also currently in the catchment area for Dr Challoner's Grammar School and Dr Challoner's High School as of September 2023. Little Chalfont Station (Chalfont and Latimer) is 2.75 miles by car.

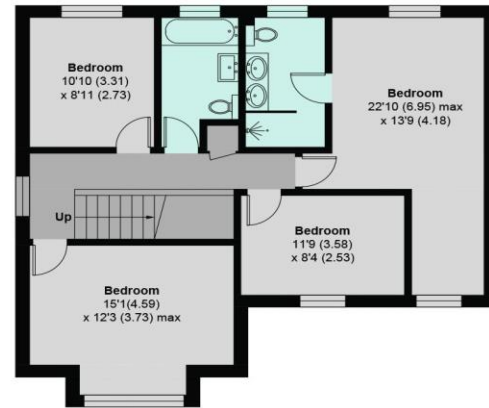








GROUND FLOOR



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Approximate Area = 2,590 sq ft / 240.6 sq m

(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,

shapes and compass bearings before making any decisions reliant upon them.

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