



Amberley, London Road,  
Chalfont St. Giles, Buckinghamshire HP8 4NN

Peter Scott   
ESTATE AGENTS

Amberley is an Edwardian home located a five minute walk to the centre of Chalfont St Giles. This character family home has attractive elevations that exude a sense of sophistication and charm. The symmetrical facade has two prominent bay windows with a central entrance porch adding to the visual appeal of the house. The entrance to this Edwardian home is grand and inviting, with a wide front door adorned with decorative glass panels and brass fittings. Accommodation comprises spacious hallway, two well-proportioned reception rooms, good size kitchen, home office/study, utility space, cloakroom, three double bedrooms, ensuite shower room, family bathroom, bedroom four (double)/second home office space. Amberley enjoys an overall plot of around one quarter acre with a driveway and twin gates leading to the rear where there is a garage.

Tenure: Freehold    EPC Rating: E    Council Tax Band: G

Edwardian home located close to village centre

Spacious rooms with high ceilings

Attractive double bay fronted elevation

Two reception rooms

Home office/study, utility room and cloakroom

Kitchen/breakfast room with garden views

Light and airy entrance hall and landing

160' deep rear garden

Quarter acre plot overall with off street parking and garage

Situated in the pretty village of Chalfont St Giles, Amberley is within walking distance of the village centre and local schools. The village has a variety of shop, as well as a doctors surgery, library restaurants and traditional pubs.

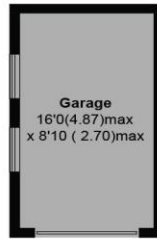
With it's proximity to Heathrow airport this location is perfect for those travelling abroad as well as commuters needing easy access to the M25, M4 and A40 into London.

The property is currently in the catchment area for Dr Challoner's Grammar School and Dr Challoner's High School. For all current school catchment areas please contact Buckinghamshire County Council

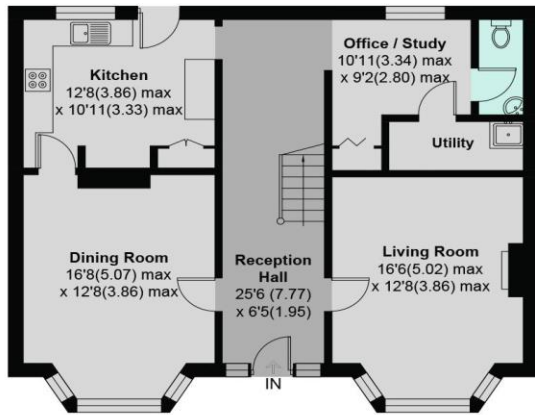




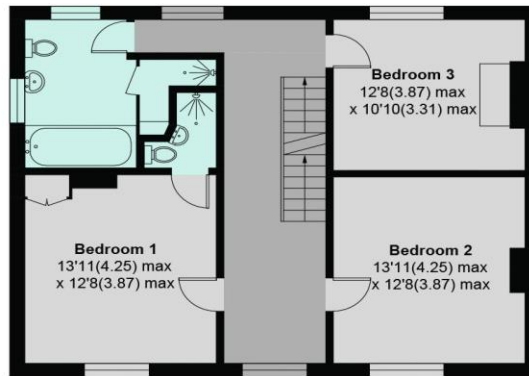




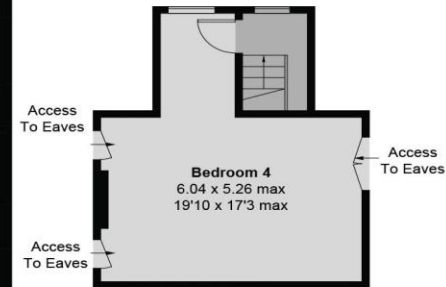
(Not Shown In Actual  
Location / Orientation)



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Approximate Area = 2,000 sq ft / 185.8 sq m  
Garage = 141 sq ft / 13.1 sq m  
Total = 2,141 sq ft / 198.9 sq m

This plan is for guidance only and not draw to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them. CJ Property Marketing Ltd Peterscottproperty.co.uk 01494 870 633

**Peter Scott**

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