



79, Bottrells Lane,
Chalfont St. Giles, Buckinghamshire HP8 4EJ

Peter Scott 
ESTATE AGENTS

Situated in a desirable location in Bottrells Lane this detached home offers well-proportioned accommodation.

The ground floor has been designed and extended to provide exceptional entertaining space.

This impressive four bedroom home has a south facing 130ft mature garden with countryside views. The vaulted reception hall is a spacious and impressive entrance to this home with double doors leading to the kitchen/family room. The drawing/dining room is another generously portioned room measuring 33ft 4" x 17" 9". The level south facing rear garden is around 130ft in depth whilst the plot overall is approaching quarter of an acre. To the front of the property there is a large gravel driveway providing parking for several cars.

Tenure – Freehold EPC Rating: C Council Tax Band: F

Stunning home located in sought after lane

South backing gardens of around 130'

Four bedrooms

Home office, family room and drawing room

Superb kitchen with living areas

Bathroom, shower room and cloakroom w.c

Vaulted reception hall and galleried landing

Level gardens and driveway parking

Walking distance to village centre and open countryside

Extensive entertaining areas

Bottrells Lane is a highly regarded area within Chalfont St Giles. The combination of being close to the village centre (1km - 15 minute walk) and the beautiful walks across Chiltern countryside and Hodgemoor Woods creates the very best of village locations.

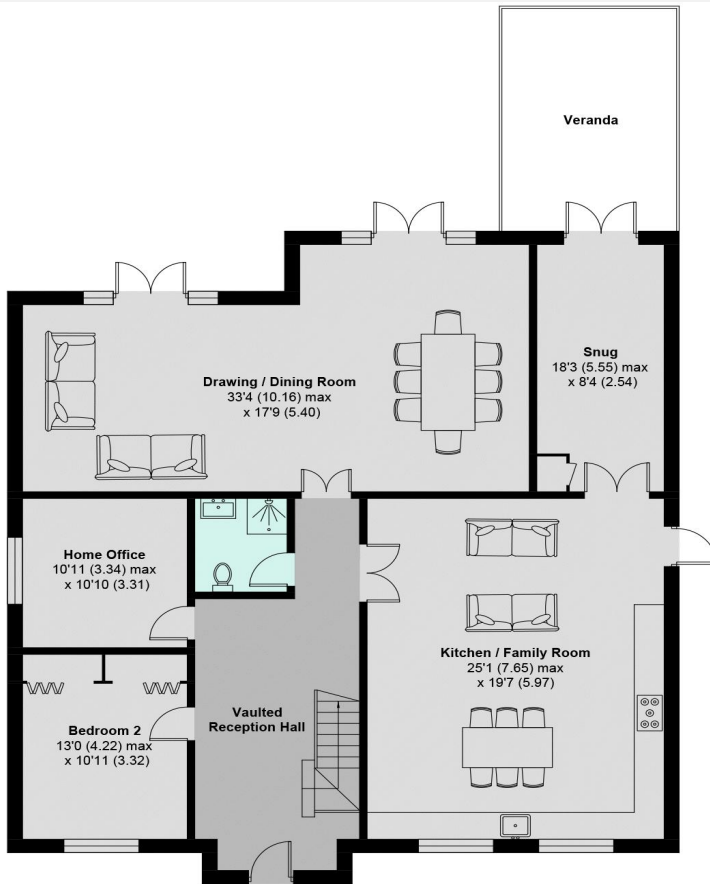
Enhanced by also backing onto open space semi-rural outdoor life is literally on this property's doorstep. The village has a strong and vibrant community with excellent day to day shopping facilities as well as restaurants and traditional pubs.

Chalfont St Giles is also in catchment for local grammar schools.

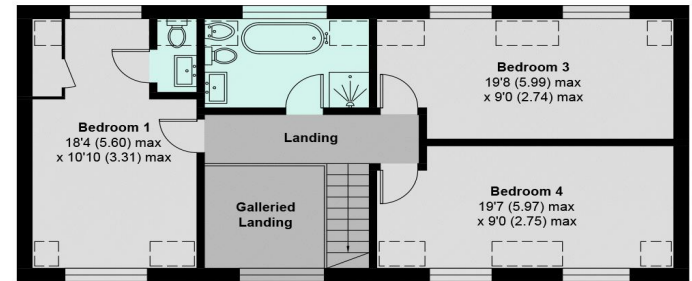
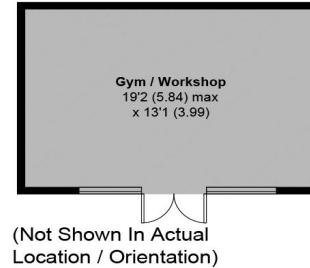








GROUND FLOOR



FIRST FLOOR

Approximate Area - 2754 sq ft / 255.9 sq m (Including Gym / Workshop & Excluding Galleried Landing)

This plan is for guidance only and not drawn 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.

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