



Little Kimpton, Gorelands Lane,  
Chalfont St. Giles, Buckinghamshire HP8 4HQ

Peter Scott   
ESTATE AGENTS

Little Kimpton is a substantial five bedroom family home built in the 1930's. This impressive property sits on a plot of just over one third of an acre in Gorelands Lane, Chalfont St Giles and is conveniently located within a five minute drive of Little Chalfont.

The accommodation comprises five bedrooms with two ensuite, three reception rooms, kitchen/breakfast room, utility room, family bathroom and ground floor shower room. There is a double garage, driveway parking for several cars and mature gardens to both the front and rear of the property

Tenure: Freehold    Council Tax Band: G    EPC rating: TBC

Character 1930's built home in lightly wooded setting

Private grounds of around 0.35 acre

Mature rear garden of a 100' average

Four double bedrooms

Home office/bedroom 5

Two ensuite bathrooms, family bathroom & ground floor shower room

Large 23' x 22' drawing room

Kitchen with dining area

Family room, utility room and double garage

Wide frontage of around 87' with property set back from road by 70'

Gorelands Lane is on the eastern side of Chalfont St Giles and is regarded as a premier location and just a short drive to Little Chalfont with its railway station and Dr Challoner's High School.

Little Kimpton is around a fifteen minute walk from the village centre which provides all of your day to day needs.

The local Junior School OFSTED rating of Outstanding and Infant & Nursery School OFSTED rating of Good are both in catchment as is Dr Challoner's Grammar School for boys and Dr Challoner's High School for girls as of August 2024. For all current school catchment areas and before deciding to purchase this home based on schooling requirements, please contact Buckinghamshire County





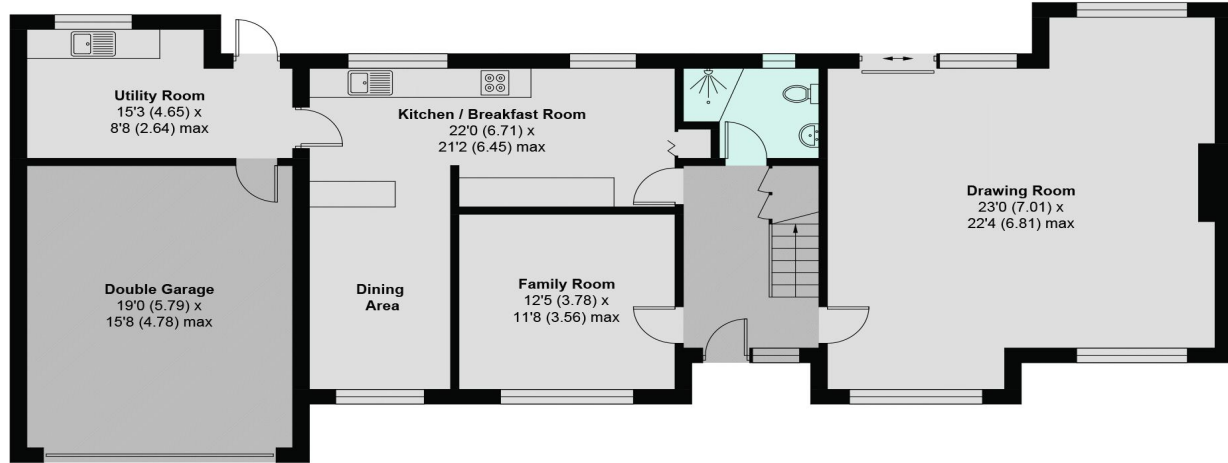
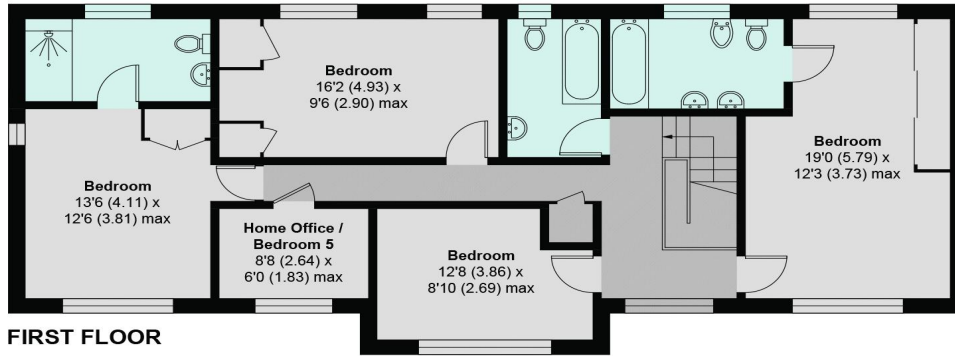












Approximate Area - 2,662 sq ft / 247.3m (Including Double Garage)

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.

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