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& MILLER



The Lager, Chalfont St. Giles, HP8 4DG  
£4,000 Per Month







## The Lager, Chalfont St. Giles, HP8 4DG

**£4,000 Per Month**

- Beautifully Designed Contemporary Home
- Spacious Open-Plan Kitchen And Living Area
- Peaceful Landscaped Family Garden
- Prestigious Chalfont St. Giles Location
- High-Specification Finishes Throughout
- Four Generous Bedrooms Including Luxury Suite
- Integral Garage And Utility Room
- Sauna And Outdoor Cinema Space



## Description

The ground floor opens into a bright and spacious entrance hall leading to a series of flexible living spaces. The open-plan kitchen, dining and sitting room forms the heart of the home, an impressive, light-filled space with a sleek central island, high-end integrated appliances, and elegant finishes. The utility room and integral garage add practicality without compromising on style. This level also includes two beautifully presented bedrooms, one of which can easily serve as a study or guest suite, along with a contemporary family bathroom.

Upstairs, the property continues to impress with its sense of space and luxury. The principal bedroom suite is complete with a generous dressing area and a beautifully appointed bathroom that evokes a boutique hotel feel. A further spacious double bedroom and another modern bathroom complete this elegant upper floor.

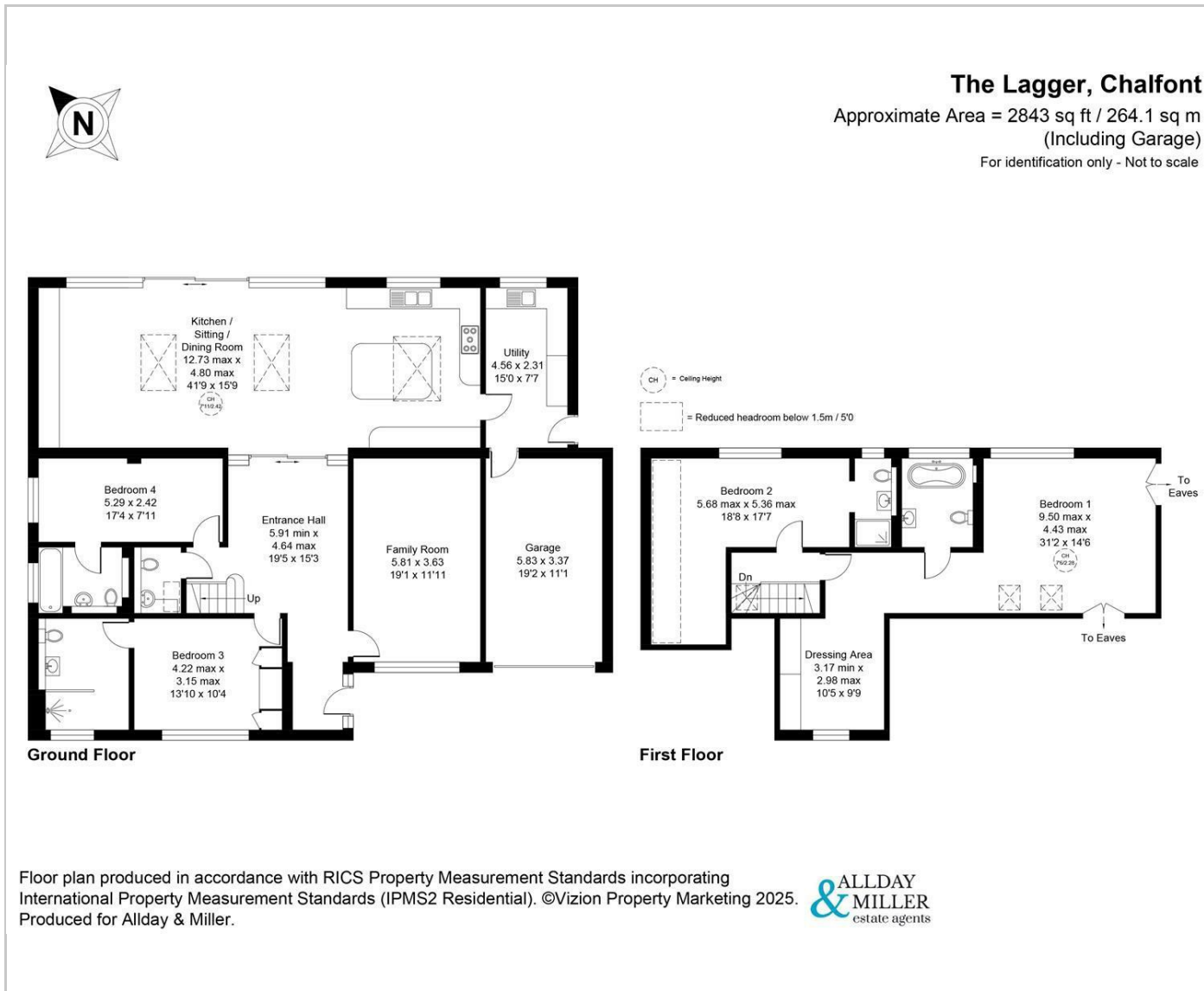
Outside, the landscaped garden is both peaceful and family friendly, designed for relaxation and outdoor living. A stylish pergola-covered terrace features an outdoor TV cinema space along with an impressive sauna.

## Situation

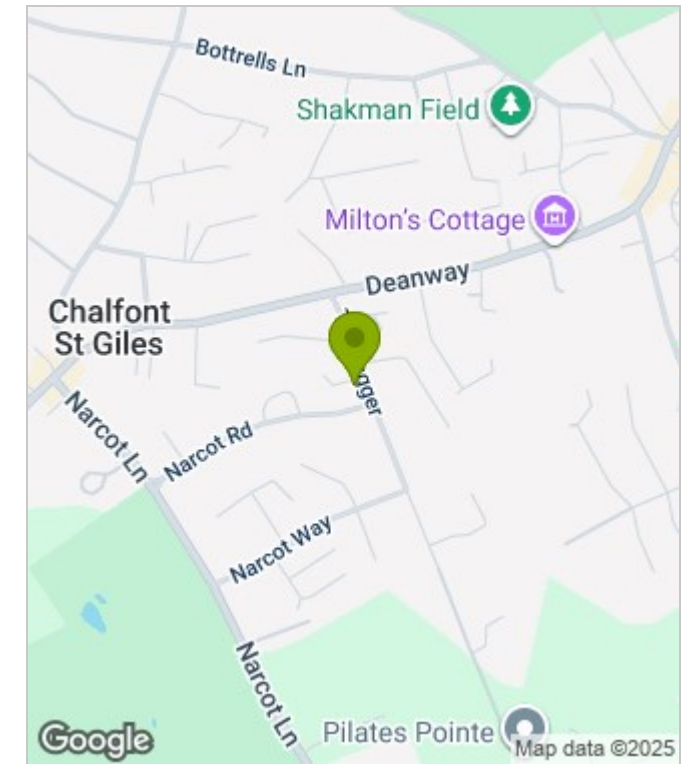
Set within the picturesque Chiltern Hills, Chalfont St. Giles is one of South Buckinghamshire's most desirable villages. The village itself boasts a delightful mix of independent shops, cafés, and traditional pubs, along with scenic countryside walks. The area is particularly popular with families thanks to its excellent schooling options. Chalfont St. Giles Infant and Junior Schools are both highly regarded, while nearby Dr Challoner's Grammar and High Schools in Amersham offer exceptional secondary education. There are also a number of prestigious independent schools in the surrounding area, including Thorpe House, St Mary's, and The Beacon. With Chalfont & Latimer station providing fast connections to London via the Metropolitan line and Chiltern Railways, and easy access to the M25 and M40.



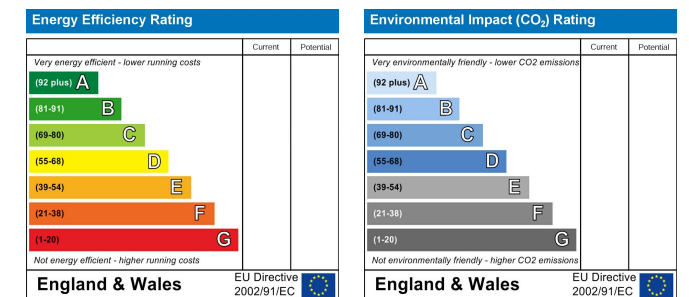
## Floor Plans



## Area Map



## Energy Performance Graph



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