



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



The Pightle
Claypits Lane
Chenies
Buckinghamshire
WD3 6EH

This delightful individual character property is situated in the tranquil village of Chenies. The house has been totally transformed and improved to provide spacious and versatile accommodation with a blend of both original character and contemporary style. Council Tax Band G (c.£ £3,568.66). EPC C. Available beginning of September, long term.

Reception Hall * Cloakroom * Boot room *
Sitting Room * Study/Gym * Open Plan
Kitchen/Dining/Family Room * Utility Room *
Four Bedrooms * Four Bathrooms * Garage *
Established Private Plot of 1/3 Acre. Detached
Summer House *

£6000.00 PCM



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The driveway approach to the property offers space for several vehicles. On entering the house, the bright and spacious hallway has connecting doors to all the principal rooms and features a polished herringbone floor which continues into both the sitting room with an open fireplace and the study. There is also a cloakroom and large boot room with ample storage space. An undoubted feature of this impressive home is the large open plan kitchen/dining/family room which boasts an impressive fully integrated kitchen area with an extensive range of fitted units and central workstation with breakfast bar. The dining area features a vaulted part glazed ceiling and like the kitchen area, benefits from bi-fold doors onto the patio and garden. The family area also benefits from a vaulted part glazed ceiling and features a fireplace with a wood burning stove.

The utility room offers ample storage and workspace with integrated sink and appliances. Door leads into single garage. On the first floor there are four double bedrooms with the main bedroom facing onto the rear garden featuring a glazed Juliet balcony and en-suite facilities. Two of the three further bedrooms offer en-suite facilities and there is also a modern family bathroom suite.

Set in a plot totaling 0.3 of an acre, the gardens offer total privacy and boasts a beautifully landscaped and well screened garden which is predominantly laid to lawn with an abundance of mature well established trees, plants and shrubs. There is a large split level patio spanning the rear of the house ideal for outside entertainment. At the rear of the property is a detached summer house/home office with WC facilities and decking area.

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Tenants Information A good faith amount of one week's rent is requested to hold the property; based on the rental this would be £1384.62 when the rental goes through this will be deducted from the first month's rent. A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent. Based on the rental, this would be £6923.08. Should the landlord be agreeable to a pet, then the rent would increase.

The Housing Act - The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme



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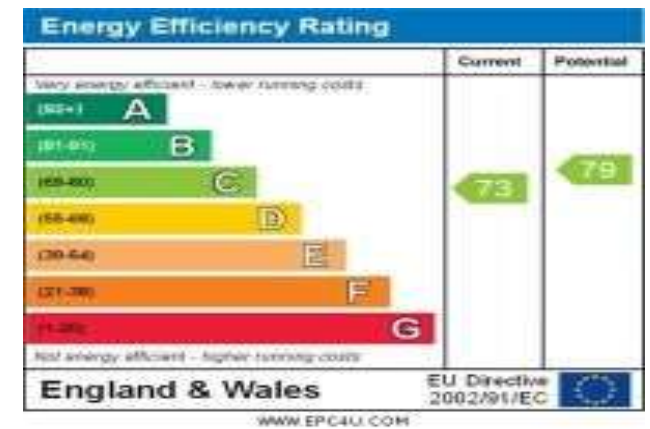




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Approximate Gross Internal Area = 266.1 sq m / 2864 sq ft
Summer House = 20.2 sq m / 217 sq ft
Total = 286.3 sq m / 3081 sq ft



Floor Plan produced for Wilson Heal by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.