



WILSON HEAL

'Hatley', Burtons Way, Chalfont St Giles, Buckinghamshire, HP8 4BW



# 'Hatley', Burtons Way, Chalfont St Giles, Buckinghamshire, HP8 4BW



Situated in a highly sought after and prime, private road location, 'Hatley' is an impressive individual character property set in magnificent and tranquil secluded grounds of 0.59 acres. Offering spacious and versatile accommodation with excellent potential for a large self-contained annex and is only a short walk away from the Metropolitan/Main Line station, shops and highly regarded schools. The property currently offers: Reception Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Four Reception Rooms, Seven Bedrooms, Four Bathrooms, Double Garage, Mature and Established plot with Tennis Court. Council Tax Band: H, EPC D: Private Road with contribution currently £400 p.a.

The local village of Little Chalfont offers a range of shopping facilities, restaurants, excellent primary and secondary schools and library. Chalfont & Latimer rail station has both Underground and Main Line services to Baker Street/Aldgate and Marylebone. Junction 18 of the M25 motorway is just 4 miles away.



This impressive property is approached through brick pillared electric gates leading onto a sweeping driveway. The mature gardens are flanked by lawned areas with shrub borders, clipped mature hedging to the front and side boundaries offering a high degree of privacy. Entering the house through the enclosed porch, the large reception hall has a staircase leading to the first floor, downstairs cloakroom and oak polished wood floors which continue throughout the three adjacent reception rooms. The large triple aspect sitting room has a feature fireplace as do both the study and dining room. The dining room benefits from French doors opening onto the Southwest facing rear garden. The large open plan kitchen/breakfast room features a vaulted ceiling with skylights and an extensive range of fitted kitchen units, central island, larder, feature 'Aga' range cooker and integrated appliances. The utility room has fitted units, a cupboard housing the hot water tank and central heating boiler. The inner porch has a separate door accessing the front garden, there is also a cupboard housing a second boiler. Offering excellent potential for a large separate annex, there is a large family room with separate stairs leading to two bedrooms with an en-suite shower room and dressing room.

On the first-floor, there are five further bedrooms with the main bedroom featuring en-suite dressing room and shower room and the second bedroom benefits an en-suite shower room. There is a separate family bath/shower room. On the landing there is an airing cupboard and hinged access with ladder to the large loft space offering excellent conversion potential.

An undoubted feature of the property are the mature gardens which extend to 0.59 of an acre. Offering a high degree of privacy and seclusion, the garden is predominantly laid to lawn with mature hedges surrounding the garden. The borders are filled with specimen shrubs, plants, and a variety of mature trees. A large patio extends the full width of the house and there is a large storage shed. The property also boasts a full size enclosed tennis court. The gardens extend round the side of the house and there are wrought iron gates which open accessing the front garden.

**IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.**





# 'Hatley', Burtons Way, Chalfont St Giles, Buckinghamshire, HP8 4BW

## Hatley, Burtons Way, HP8 4BW

Approximate Gross Internal Area = 446.2 sq m / 4803 sq ft  
(Including Garage)



WILSON HEAL

Nightingales Corner, Burtons Lane,  
Little Chalfont, Buckinghamshire, HP7 9PY  
Tel: 01494 764 200  
E-mail: sales@wilsonheal.co.uk  
www.wilsonheal.co.uk