



**Dodoma, Burtons Lane, Chalfont St Giles,
Buckinghamshire, HP8 4BB**

ROBSONS
RESIDENTIAL SALES

Dodoma, Burtons Lane, Chalfont St Giles, Buckinghamshire, HP8 4BB

A light, spacious and beautifully presented, 5-double bedroom detached property situated in a peaceful semi-rural 0.31-acre plot, 0.75 mile walk from village amenities. Dodoma has an impressive frontage, accessed through twin electrically operated gates onto a large driveway, with double garage and a private south-westerly facing front garden, enclosed by a mature red robin hedgerow. Other features of note include a welcoming pillared storm porch; generous reception hall; an open plan kitchen/family/dining room complete with open fireplace and folding doors onto the sun-terrace; two independent reception rooms; cloakroom; utility & boot room; master bedroom suite with Juliet balcony overlooking the rear garden, walk in wardrobe and en suite; 4 further double bedrooms; two further bathrooms. To the rear is an attractive landscaped garden with water feature and two paved seating areas. The double garage is currently used as a gym and includes a corner shower/steam enclosure. No onward chain. Freehold - EPR: C - Council Tax: G

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London for all work and socialising needs, approx. 1 mile from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles.



Viewing by appointment only
via

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Directions: From our Little Chalfont office, turn right and follow the road past the parade of shops on your left. Shortly before the roundabout, turn right onto Burtons Lane. Follow the road for approx. 0.75 mile and Dodoma will be on your left.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

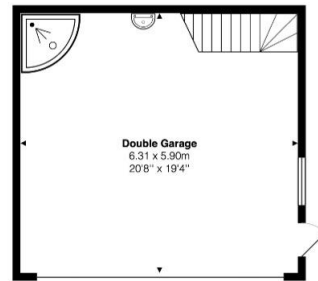
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

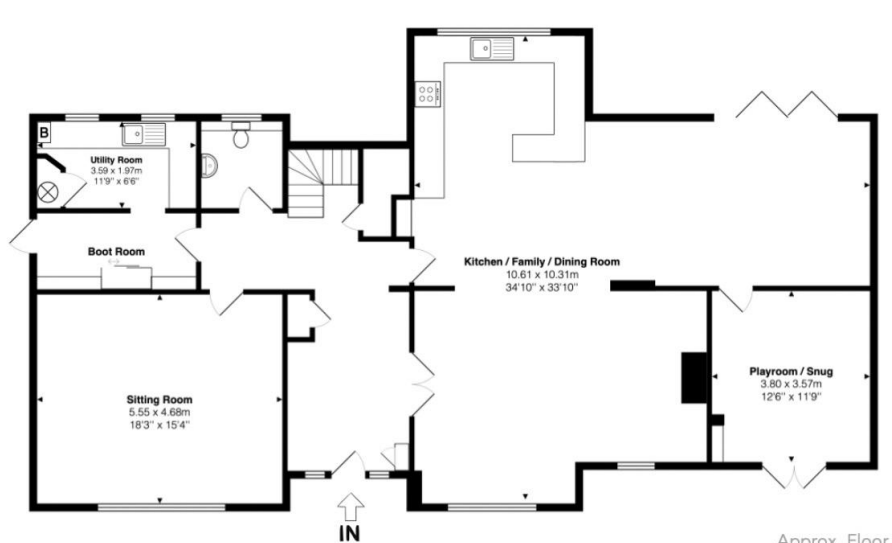
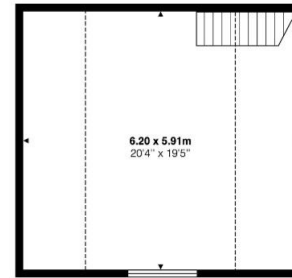
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Approx. Gross Area
379 sq m – 4074 sq ft Incl Garage

Approx. Floor
Area 402 Sq.Ft.
(37 Sq.M)

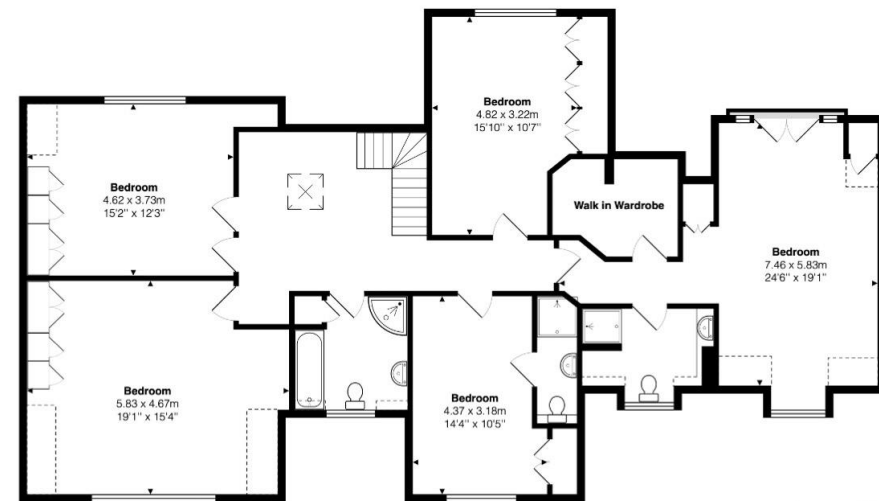


Approx. Floor
Area 402 Sq.Ft.
(37 Sq.M)



Ground Floor

Approx. Floor
Area 1729 Sq.Ft.
(161 Sq.M)



First Floor

Approx. Floor
Area 1541 Sq.Ft.
(143 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

