

**Lavender Cottage, Nightingales Lane, Chalfont
St Giles, Buckinghamshire, HP8 4SJ**



ROBSONS
RESIDENTIAL SALES

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A rare opportunity to purchase a beautifully presented three-bedroom detached property set in this highly regarded and prestigious location. Set behind shared security gates, Lavender Cottage is a unique property with a high degree of seclusion, offering flexible accommodation with both ground and first floor bedroom accommodation. There is a superb, partially open-plan entertaining space with bi-folding doors opening out on to a picturesque mature garden to the rear. Private Drainage. Latest contribution (1/4/25) towards shared gates, electricity & private drainage : £180.93.

Freehold - EPR: C - Council Tax Band: 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 services to Central London for all work and socialising needs, approx. 1.8 miles from the property and 1.8 miles from Chalfont St Giles train station) 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 '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) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; 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
Robsons Estate Agents
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Directions: From our Little Chalfont office turn right onto the A404 and at the roundabout turn left into Cokes Lane. Continue along this road, which becomes Nightingales Lane, for approximately 1 mile. The property can be found on your left-hand side.

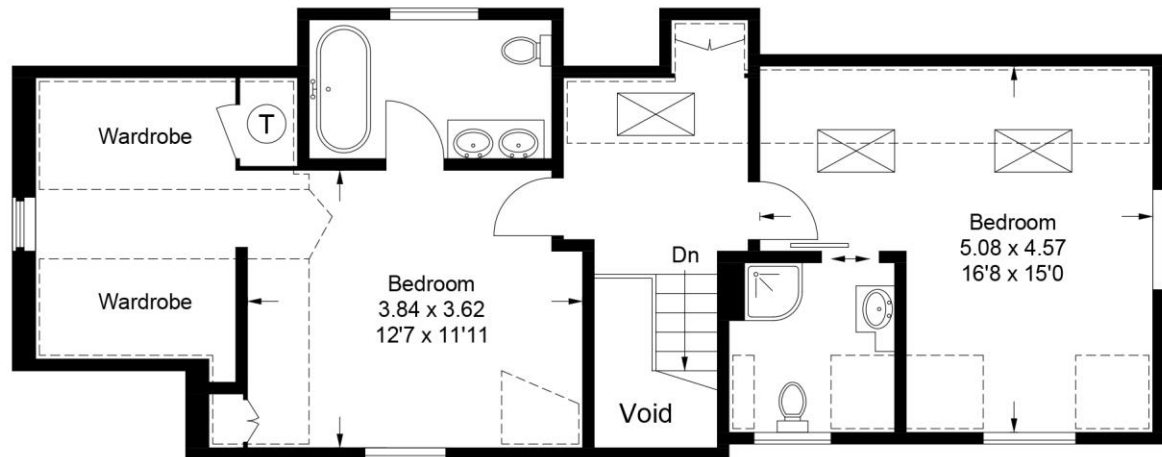
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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.

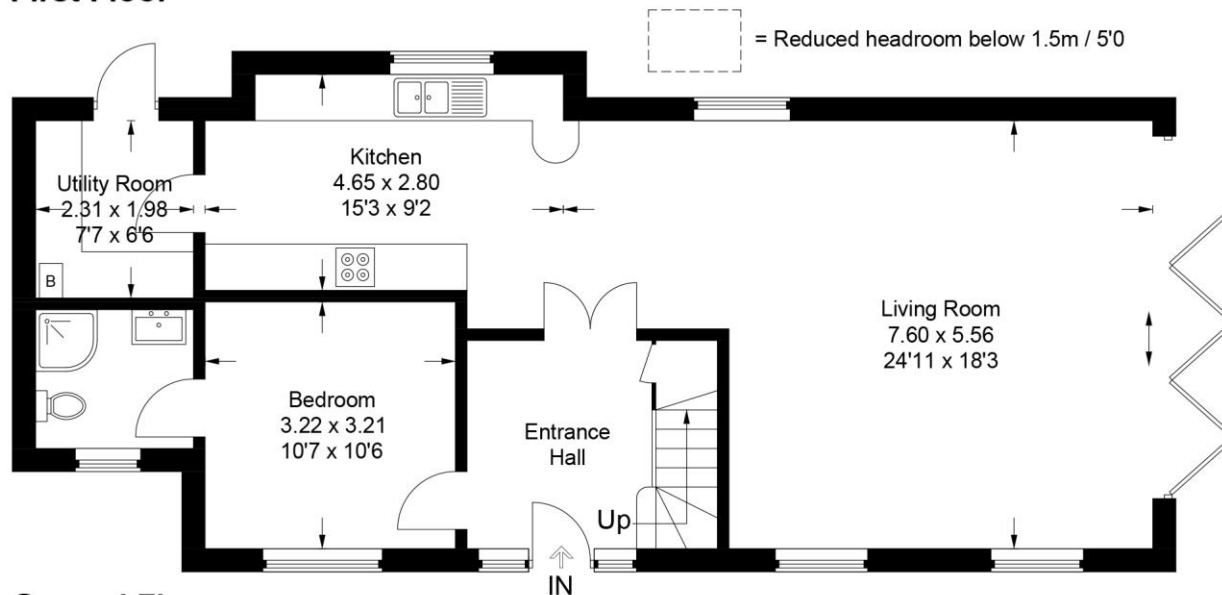
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Approximate Gross Internal Area
147.8 sq m / 1,591 sq ft
(Excluding Void)



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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