



Little Warren, Burtons Lane, Chalfont St Giles,  
Buckinghamshire, HP8 4BS

**ROBSONS**  
RESIDENTIAL SALES



# Little Warren, Burtons Lane, Chalfont St Giles, Buckinghamshire, HP8 4BS

Located on one of the area's most established roads of high calibre homes, Little Warren is an impressive, detached residence occupying a generous 0.6 acre plot, with a beautifully landscaped and private south-westerly facing 200 ft rear garden. Recently the subject of an extensive architect-designed renovation, including a thoughtful extension and reconfiguration, this exceptional home offers over 4,000 sq ft of impeccably presented and flexible accommodation, inc. double garage. The property is ideally located just 0.1 mile from local shops and amenities, and only 0.3 mile from Chalfont & Latimer station and highly regarded Dr Challoner's Grammar School for girls. The boys' school is conveniently located in nearby Amersham. Approached through secure double electric gates, this wonderful home features an expansive sweeping driveway with ample parking for several vehicles. Offered with no onward chain.

**Freehold - EPR: C - Council Tax Band: H**

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. 0.3 miles 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 '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).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

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**Directions:** From our Little Chalfont office, turn right and follow the road, passing the parade of shops on your left. Just before the roundabout, turn right onto Burtons Lane. After approximately 0.1 mile, the property will be on your right-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.

\* 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

# Little Warren, Burtons Lane, Chalfont St. Giles

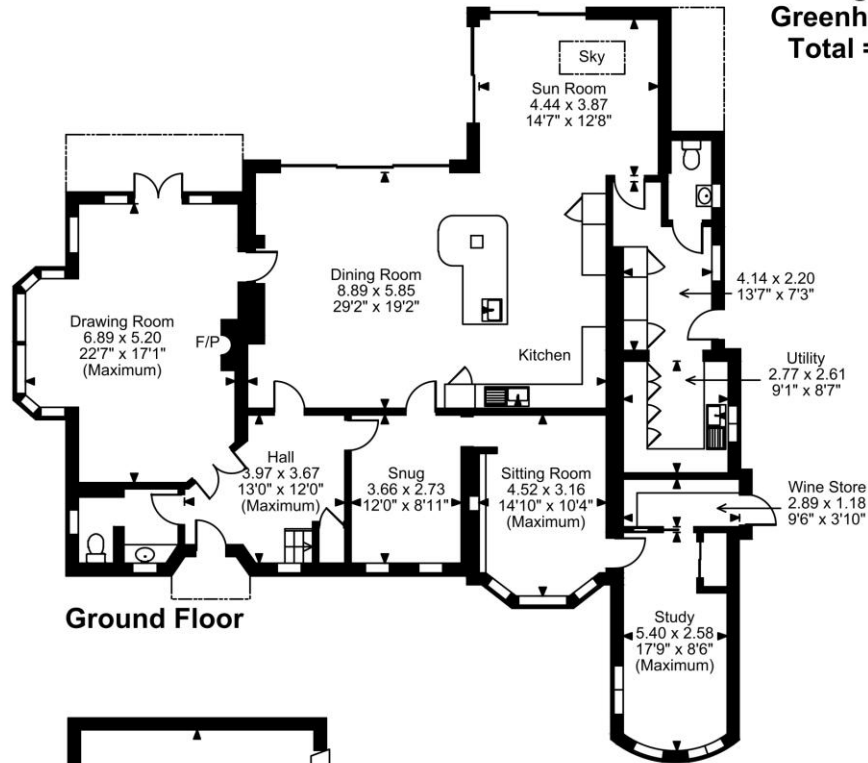
Approximate Gross Internal Area

Main House = 4023 Sq Ft/374 Sq M

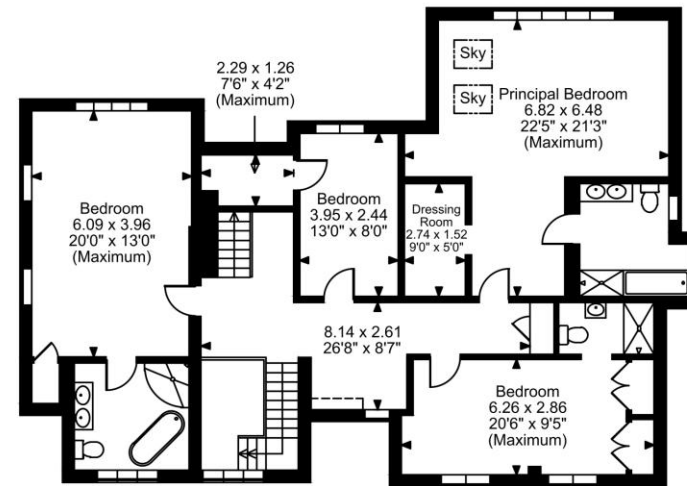
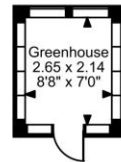
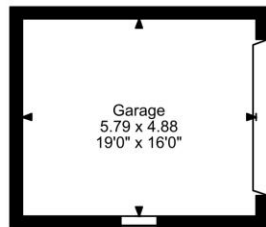
Garage = 304 Sq Ft/28 Sq M

Greenhouse = 61 Sq Ft/6 Sq M

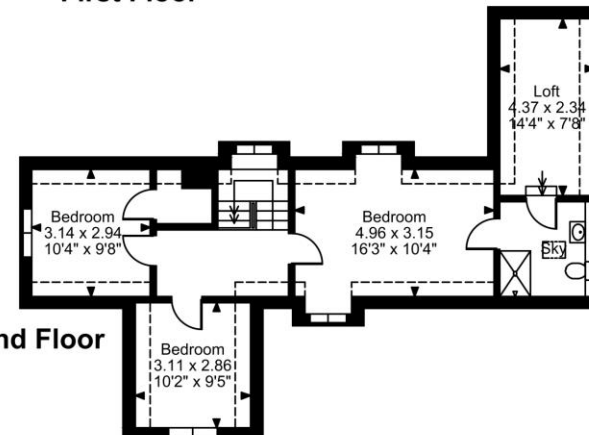
Total = 4388 Sq Ft/408 Sq M



Ground Floor



First Floor



Second Floor

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

□ □ □ Denotes restricted head height

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