

**25 Lodge Lane, Chalfont St Giles,
Buckinghamshire, HP8 4AF**



ROBSONS
RESIDENTIAL SALES

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A beautifully presented semi-detached home offering generous family accommodation and a stunning 110ft westerly-facing rear garden. Set in a charming semi-rural location, the property enjoys idyllic views over open farmland to the front and a small woodland area to the rear, while being just 1.25 miles from the shops, amenities and train station in Little Chalfont. Welcoming entrance hall, large open-plan kitchen/dining room, separate utility room, cosy sitting room with a log-burning stove, playroom/optional fourth bedroom/home office, downstairs cloakroom, three double bedrooms (including a principal bedroom with en-suite), family bathroom. The garage has been converted to create a flexible additional space, ideal for use as an office, studio, or gym. Driveway & ample parking. Freehold EPR: C Council Tax Band: E

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. 1.25 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 recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups. 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 left onto the A404 and follow the road under the railway bridge. Continue along the Amersham Road towards Chorleywood and take the third turning on the right into Church Grove which becomes Lodge Lane. Follow the road under the railway bridge, past Long Walk and the property can be found on the right-hand side.

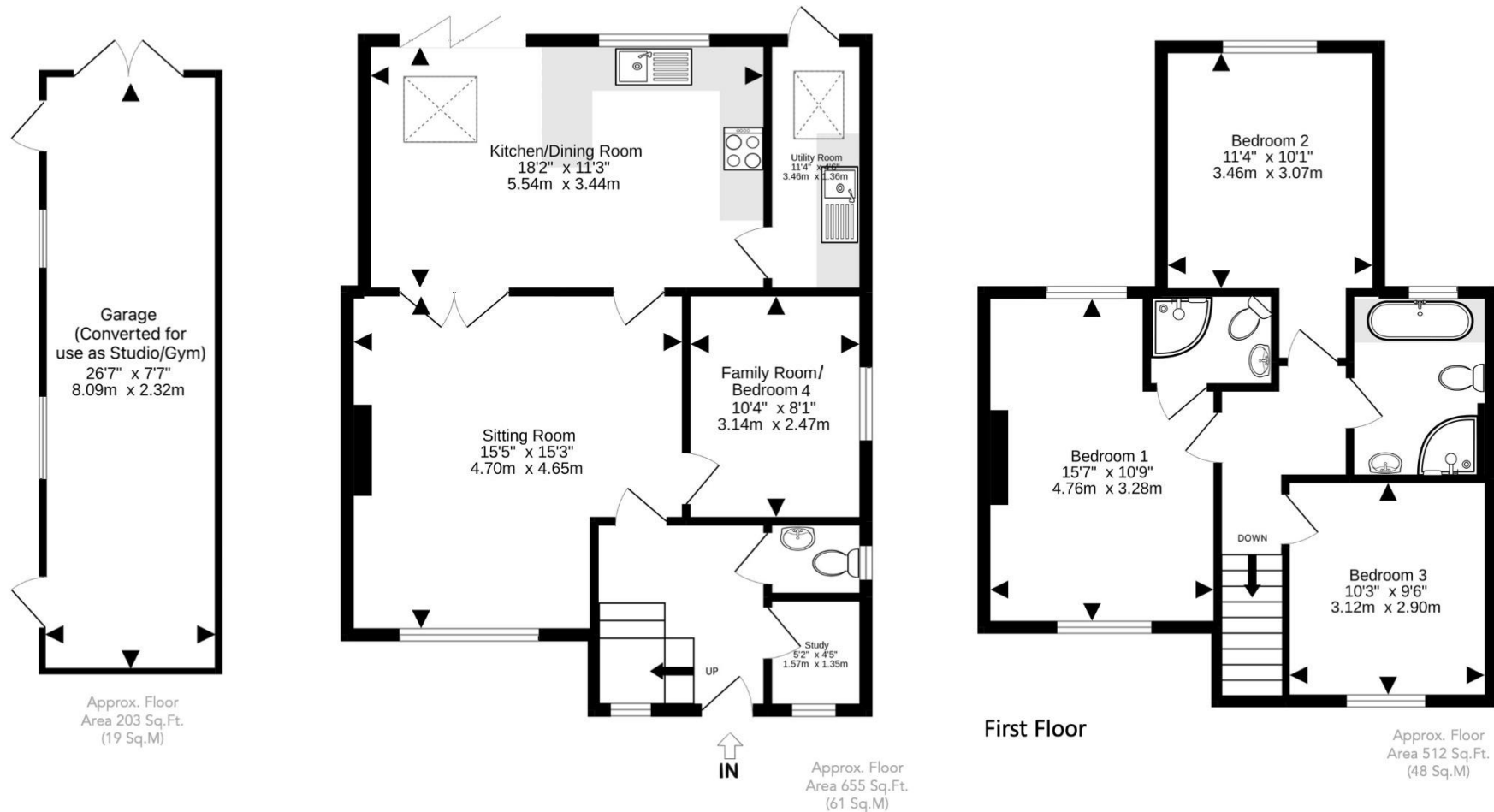
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

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Approx. Gross Area
127 sq m – 1369 sq ft



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.

