

**Rookwood, 27 Church Grove,  
Little Chalfont, Buckinghamshire, HP6 6SH**



**ROBSONS**  
RESIDENTIAL SALES



# Rookwood, 27 Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH

**Situated on a generous sized plot of approximately 0.3 acres, and in a much sought after semi-rural location near to shops and trains to London, this three-bedroom detached property is an excellent development opportunity. The existing house requires either a comprehensive refurbishment or complete rebuild (subject to the necessary consents). Living room, dining room, family room, conservatory, kitchen, cloakroom, three bedrooms, family bathroom, separate W.C, parking and gardens.**

**Freehold - EPR: E - 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. 0.5 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 Little Chalfont Primary School (0.3 miles from the property, Ofsted rating Outstanding) and 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, Heatherton and Chesham.



**Viewing by appointment only**

**via**

**Robsons Estate Agents**

**Station Approach**

**Little Chalfont**

**Buckinghamshire**

**HP7 9PR**

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**Directions: From our Little Chalfont office, proceed under the bridge towards Chenies/Chorleywood and take the 2nd turning on the right into Church Grove. Rookwood can be found on the left-hand side.**

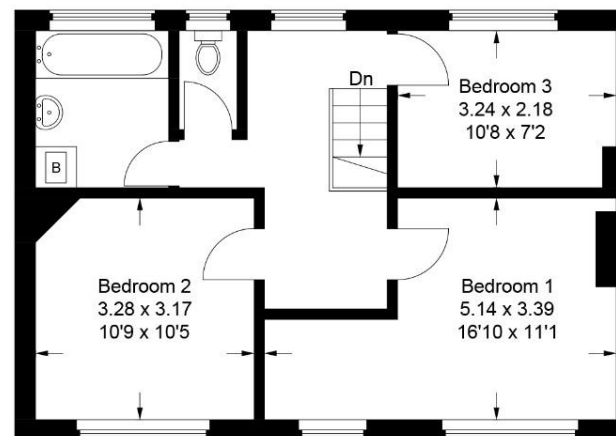
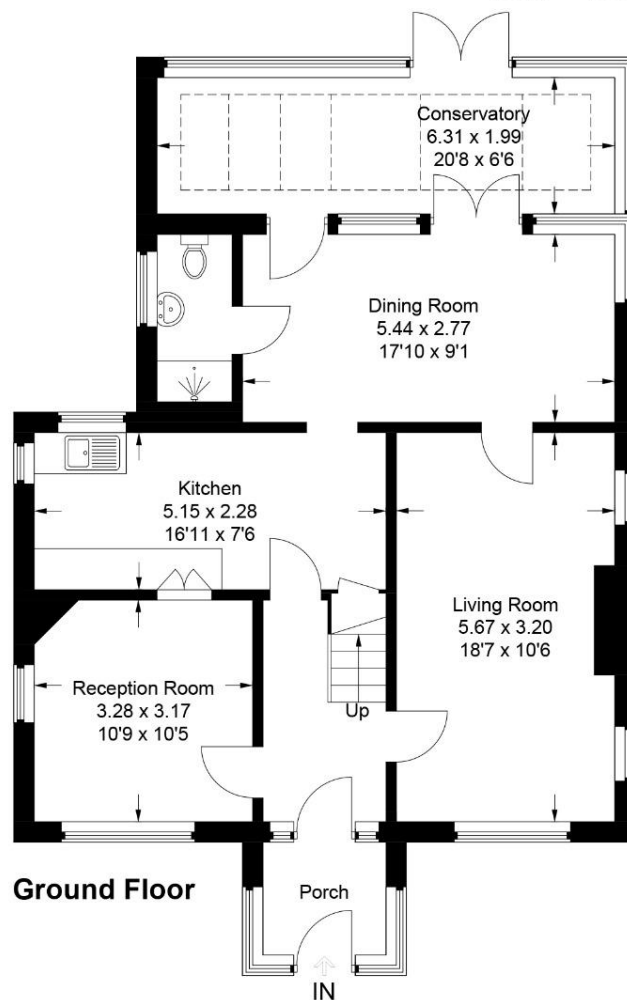
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

\* 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

# Rookwood, 27 Church Grove, Little Chalfont, HP6 6SH, Little Chalfont, HP6 6SH, Buckinghamshire

Approximate Gross Internal Area  
Ground Floor = 87.2 sq m / 939 sq ft  
First Floor = 48.4 sq m / 521 sq ft  
Total = 135.6 sq m / 1,460 sq ft



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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