



WILSON HEAL



Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



Saxon Close
Amersham
Buckinghamshire
HP6 5QA

Constructed by the highly regarded Banner Homes in 1995, this attractive four bedroom detached family residence, situated in a small, highly sought after, executive development and occupies a generous corner plot within a quiet and convenient cul-de-sac. Ideally positioned close to the station, town centre, leisure centre and highly regarded local schools, the property offers spacious and versatile accommodation together with a well-established and private garden.

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Property Highlights

- Attractive detached Banner Homes residence in an exclusive cul-de-sac setting
- Corner plot with mature gardens and a private, enclosed rear garden
- Four bedrooms
- Principal and guest bedrooms both with en-suite shower rooms
- Sitting room with inglenook fireplace, dining room, and study
- Kitchen/Breakfast Room with integrated appliances and utility room
- Family Room
- Large entertaining terrace with electric sun awning
- Double garage and ample driveway parking
- Conveniently located for the station, town centre, leisure facilities, and excellent schools.

The Property is approached via a driveway providing parking for several vehicles and leading to a detached double garage with twin up-and-over doors, power, lighting, a wall-mounted central heating boiler and courtesy door to the garden.

The front garden is principally laid to lawn with a variety of trees, flowers and shrubs. A timber-pillared open porch leads into the **entrance hall** featuring polished wooden flooring, an understairs storage cupboard, **cloakroom** and access to the principal reception rooms. The **bay-fronted study** enjoys a pleasant front aspect, while the formal **dining room** overlooks the front garden. The **spacious sitting room** is a particular feature of the home, centred around a brick-built inglenook fireplace with stone hearth and solid oak mantel. French doors provide direct access to the rear terrace and garden.

The **dual-aspect kitchen** is fitted with a comprehensive range of soft-close base and wall units complemented by quartz worktops and splashbacks. An inset twin Villeroy and Boch enamel sink and a selection of integrated appliances include a Siemens five-ring induction hob with extractor hood, Bosch dishwasher and Neff double oven.

An adjoining **utility room** provides additional storage with fitted sink, plumbing and space for a washing machine and dryer, together with external access to the driveway and garage. The kitchen flows into the **family room**, where French doors open onto the patio and garden beyond.

A turning staircase with wooden balustrade rises to the **first-floor landing**, which benefits from a front aspect window, access to an insulated and partially boarded loft space with pull down ladder, and a built-in double airing cupboard housing the Megaflo high pressure hot water cylinder. The bedroom accommodation is particularly versatile. **The principal bedroom** enjoys a rear aspect and benefits from fitted wardrobes, an en-suite shower room and **dressing room** (formerly bedroom five), fitted with an extensive range of wardrobes, drawers and dressing table. The **guest bedroom** enjoys a front aspect and is served by its own **en-suite shower room** together with built-in wardrobes. **Bedroom three** with built-in wardrobes **and bedroom four** are complemented by a well-appointed family bathroom.

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Outside The rear garden is undoubtedly one of the property's standout features, offering an exceptional degree of privacy and seclusion. Fully enclosed by a combination of brick walling, fencing and mature trees, shrubs and flowering borders, the garden is predominantly laid to lawn and provides an ideal setting for both relaxation and entertaining. A large slate terrace adjoins the property and benefits from an electrically operated sun awning creating an excellent outdoor entertaining space.

A particularly attractive focal point is the Japanese-inspired rock garden, incorporating layered stone features, contrasting slate chippings and a self-circulating water cascade with night illumination. There is also a garden shed and gated side access to the front of the property.

Location

The property enjoys an enviable position within a well-established residential area, combining the tranquillity of a secluded cul-de-sac setting with excellent access to a wide range of everyday amenities. The town centre is within easy reach and offers an excellent selection of shops, supermarkets, cafés, restaurants and public houses catering for a variety of tastes and lifestyles.

Families are especially served by the area's highly regarded educational facilities, with a choice of well-respected primary and secondary schools, together with a range of independent schooling options available within the wider area.

Recreational facilities are plentiful, including a modern leisure centre offering gym, swimming and fitness facilities, together with a variety of sports clubs and community organisations. There are also numerous opportunities for outdoor recreation, with attractive parks, playing fields, woodland walks and countryside footpaths close by.

The surrounding area is renowned for its attractive character and sense of community, hosting a variety of seasonal events, markets and local activities throughout the year. This combination of excellent amenities, commuter convenience, quality schooling and access to open countryside continues to make the area one of the most sought-after locations for families and professionals alike.

For commuters, Amersham Station is within easy reach, providing both London Underground Metropolitan Line services and Chiltern Railways connections to London Marylebone.



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The area is also well served by local bus routes and offers convenient access to the A404, M40 and M25, connecting to Heathrow Airport, London and the wider Southeast.

All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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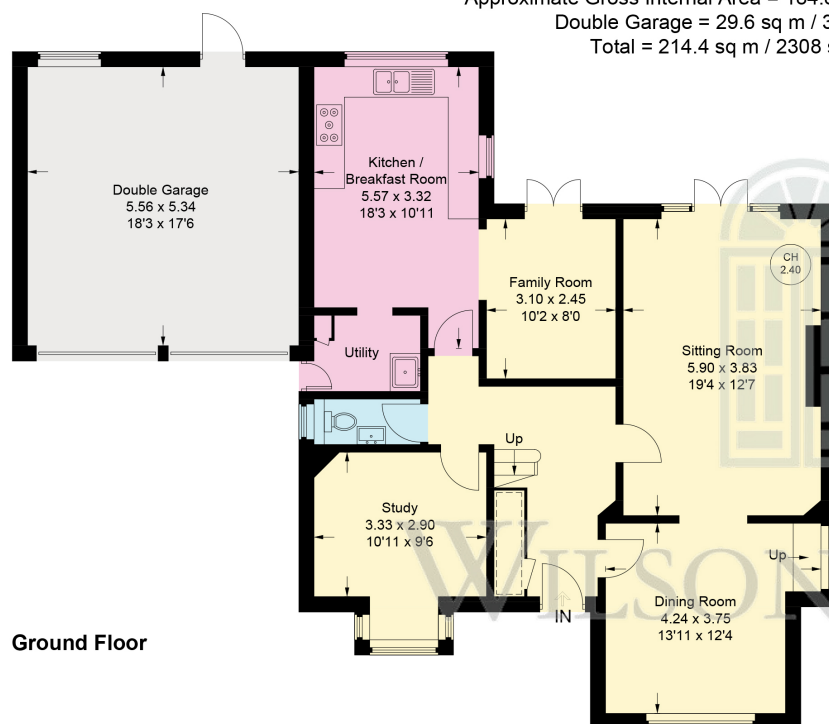
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Saxon Close

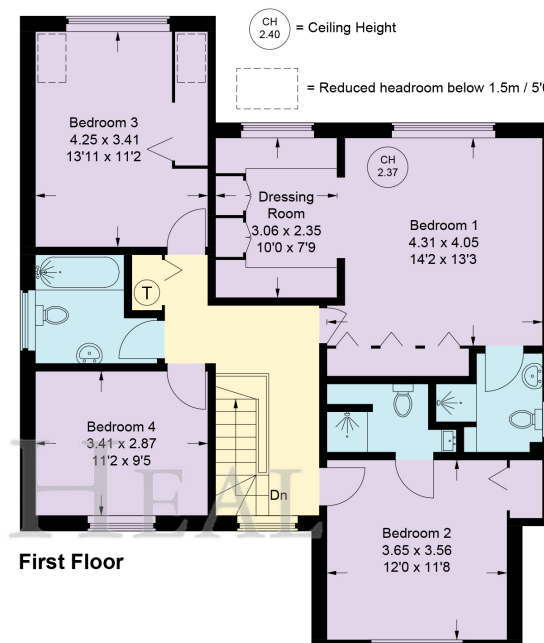
Approximate Gross Internal Area = 184.8 sq m / 1989 sq ft

Double Garage = 29.6 sq m / 319 sq ft

Total = 214.4 sq m / 2308 sq ft



Ground Floor



First Floor

Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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