



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



The Ridings
Parkfield
Latimer
Buckinghamshire
HP5 1UF

Presented to a very high standard, this attractive extended four-bedroom family home offers spacious and well-balanced accommodation, tucked away in a tranquil setting on the highly sought-after Private Parkfield Estate. Offered in a contemporary style, the property enjoys an enviable position providing a high degree of privacy and a peaceful natural backdrop.

Benefits include Entrance Hall, cloakroom, sitting room, dining room opening into large open plan fully integrated modern kitchen/breakfast/family room, study/utility room, four bedrooms, family bathroom, oil fired central heating, double glazing, driveway parking for several cars, large, enclosed garden.

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Location Parkfield is an exclusive private estate extending to approximately 37.5 acres, featuring two established woodland areas, recreational fields, tennis courts and a cricket pavilion. The estate enjoys strong historical associations with Latimer House and benefits from an active and welcoming community. The picturesque village of Latimer, set amid the rolling Chiltern countryside, is centred around its quintessential triangular green and offers timeless village charm. The area is particularly well regarded for its outstanding educational provision, falling within the catchment of the highly sought-after **Dr** Challoner's Grammar Schools. A wide selection of respected independent schools is also close at hand, making the area especially popular with families.

Residents enjoy easy access to scenic countryside walks, woodland trails and open green spaces, while nearby Little Chalfont, Amersham and Chesham provide a comprehensive range of shops, cafés, restaurants and everyday amenities. Chalfont and Latimer rail station offers a dual rail service to Aldgate and Marylebone.

Latimer continues to be one of Buckinghamshire's most desirable locations, valued for its natural beauty, prestigious reputation and enduring appeal.

The Property: On entering the property, the entrance hall features a ceramic tiled floor and staircase leading to the first floor. The sitting room enjoys a dual aspect and benefits from engineered wood flooring, an ornamental fireplace and French doors opening into the family room area.

The dining room overlooks the front of the property and features a ceramic tiled floor with underfloor heating, which continues throughout the remainder of the ground floor. An understairs storage cupboard provides additional practical storage.

The impressive open-plan kitchen/breakfast/family room enjoys views over the rear garden and is flooded with natural light via two sets of tri-fold patio doors and two Velux roof windows. The kitchen is fitted with an extensive range of 'Hacker' gloss-fronted, soft-close units with complementary work surfaces.

A central island incorporates additional storage, a breakfast bar and an integrated Franke 1½ bowl sink and drainer. Integrated appliances include a Siemens induction hob with extractor hood, dishwasher, fridge/freezer, fan oven and microwave. A door from the kitchen leads into the study/utility room, which enjoys a rear aspect with tri-fold patio doors opening onto the garden, together with a skylight and Velux window providing excellent natural light. The study area benefits from fitted furniture while the utility area offers a range of soft-close base units with complementary work surfaces with an inset Villeroy & Boch 1½ enamel sink. There is a further recess utility cupboard housing space and plumbing for both a washing machine and tumble dryer. A further door provides access to the front of the house. There is also a separate cloakroom, fitted with a wash hand basin and WC, with a cupboard housing the central heating boiler.

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First Floor: The first-floor landing provides access to the loft space (not inspected) and an airing cupboard with tank and shelving. There are four bedrooms, all benefitting from a range of fitted wardrobes and a range of storage cupboards and shelving.

The fully tiled, modern family bathroom comprises a panel-enclosed bath with shower screen and fitted power shower, wash hand basin and WC.

Outside: The generous rear garden is predominantly laid to lawn and bordered by mature hedgerows, providing a high degree of privacy. A large, full-width paved patio area spans the rear of the property, ideal for outdoor entertaining, with gated side access to the side. To the far end of the garden are both a summerhouse and a garden shed, offering additional storage and leisure space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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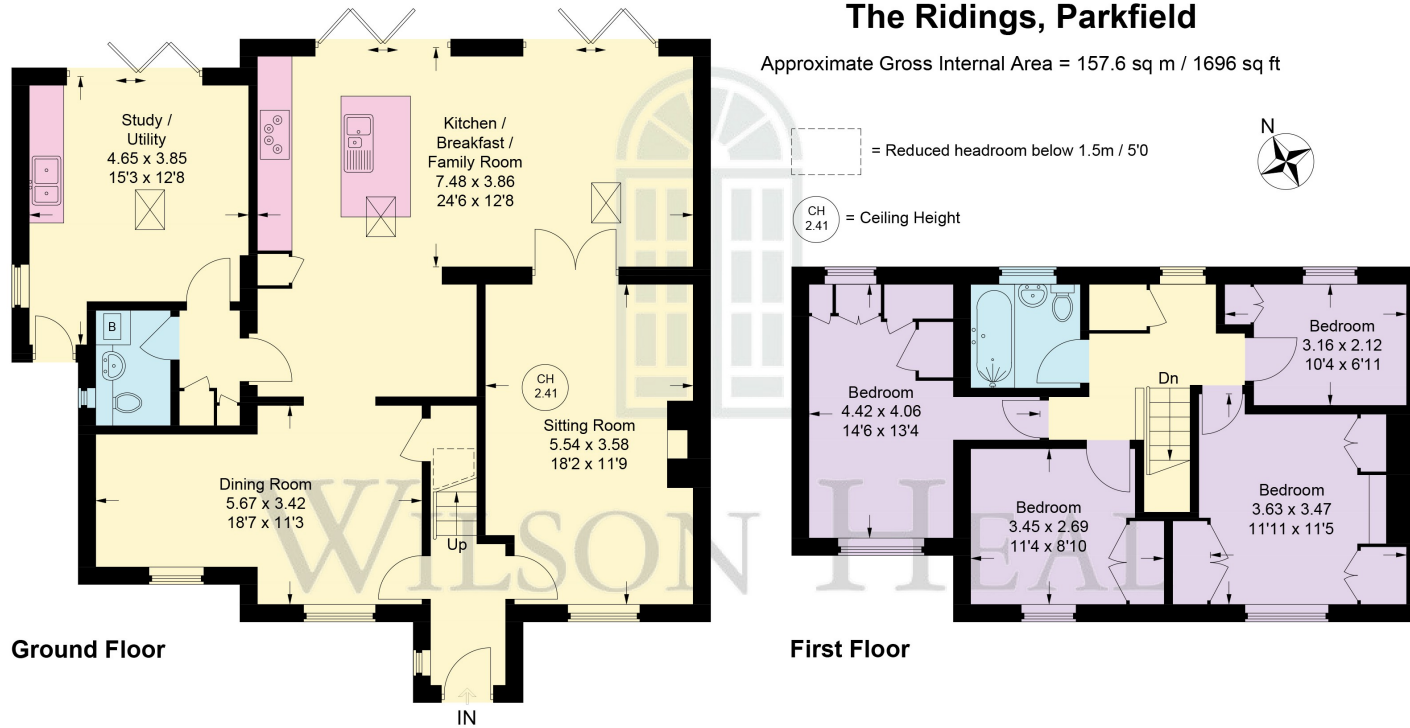
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The Ridings, Parkfield

Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft



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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