



DIBDEN HILL, CHALFONT ST GILES

COLMAN
&CO



MEADOW COTTAGE, DIBDEN HILL CHALFONT ST GILES HP8 4RD

A semi-detached character cottage in a quiet lane with spectacular views across open countryside.

COUNTRY COTTAGE
AMAZING VIEWS
ON-SITE PARKING
PART MODERNISED
MODERN KITCHEN & BATHROOM
GAS CENTRAL HEATING
CLOSE TO RECREATION GROUND
EPC = D

THE PROPERTY

A semi-detached cottage requiring some modernisation with far-reaching views across open countryside and the Misbourne Valley. Located in a semi-rural position, in a quiet lane. The property is conveniently situated for the Village centre, just under 3/4 of a mile away. The property benefits from on-site parking and a sunny garden on three sides.

ACCOMMODATION

Entrance Hall

Sitting Room with view across the Misbourne Valley. Open fireplace, exposed brick chimney breast, wall light point. Dining Room

Kitchen with cupboards, drawers, wall cupboards, worktops, space for cooker, fridge and dishwasher, corner carousel unit, shelved store cupboard, cupboard with plumbing for washing machine. gas fired central heating boiler. Stable door to garden.

On the first floor

Landing with access to roof space.

Bedroom 1 double aspect, rural views, fitted cupboards.

Bedroom 2 built-in cupboard, shelving. View across open countryside.

Bathroom with whirlpool bath, vanity basin, low level WC, linen cupboard, tiled walls.

OUTSIDE

There is parking for one car to the side of the property.

A path leads to the front garden which is enclosed by picket fencing and bordered by trees and shrubs.

A gate provides access to an area of terrace bordered by a brick wall with steps up to a further garden and garden shed.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street on the Chiltern and Metropolitan lines.

Junction 2 of the M40 Motorway is within driving distance, connecting to Junction 16 of the M25 Motorway.



GENERAL

Local Authority
Chiltern District Council

Services
Mains water, gas and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

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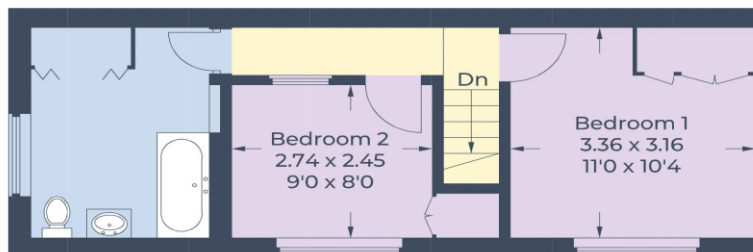


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

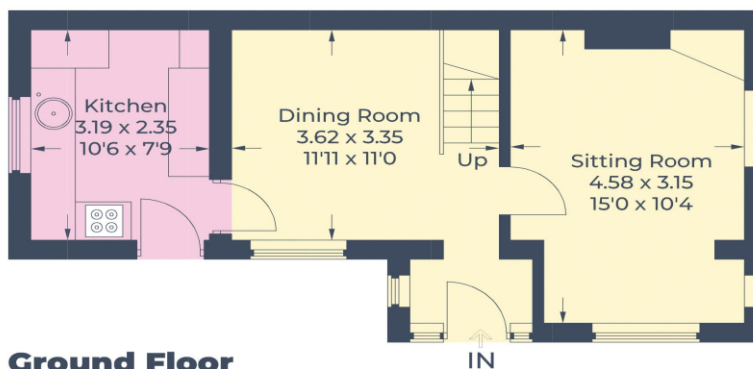
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Approximate Gross Internal Area
Ground Floor = 37.8 sq m / 407 sq ft
First Floor = 32.2 sq m / 346 sq ft
Store = 4.8 sq m / 52 sq ft
Total = 74.8 sq m / 805 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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