



WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966



Little Warren  
Burtons Lane  
Chalfont St Giles  
Buckinghamshire  
HP8 4BS

Situated in one of the areas most established roads within 0.1 of a mile of the local shops and amenities, this truly outstanding home combines luxury, space and privacy in one of Little Chalfont's most desirable locations. Having been recently subject to an extensive architect designed renovation and extension, the property offers over 4,000 sq ft of versatile living space and is presented to an extremely high standard, blending contemporary design with charming period character features, all set within a beautifully landscaped 0.6-acre plot. Freehold - EPC rating: C. Council Tax Band: H

[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



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**Location** The village of Little Chalfont offers a wide range of shopping facilities, restaurants, highly regarded schools, a library, and a public house. Chalfont & Latimer station provides a dual rail service to both Aldgate and Marylebone. Junction 18 of the M25, providing access to Heathrow and Gatwick airports as well as the M1 and M40 motorways, is located within approximately five miles of the property.

**Directions:** From our office turn right onto Burtons Lane. After approximately 0.1 mile, the property will be on your right-hand side.

### Key Features

- Luxury Detached Family Home
- Exceptional Family Living in a Prestigious Village Setting
- Prime Little Chalfont location within 0.1 mile of shops and amenities
- Over 4,000 sq ft of versatile accommodation
- Extensively renovated and architect designed extension
- Contemporary open-plan kitchen/dining/sun room
- Seven bedrooms with multiple en-suite facilities
- Detached double garage and gated sweeping driveway

- Beautifully landscaped 0.6-acre south-westerly facing gardens
- Victorian-style greenhouse and productive garden area
- Ground floor underfloor heating
- Air source heat pumps provide energy-efficient, low-carbon heating, reduce energy bills, and offering long-term environmental and financial benefits.

**The Property:** The ground floor benefits from a spacious Reception Hall with oak turned staircase and galleried landing, cloakroom, elegant Drawing Room with log burning stove and feature bow window with French doors opening onto the patio and garden, utility room with separate cloakroom, snug, Sitting Room with wood burning stove, study, and an impressive open-plan fully integrated shaker-style Kitchen/Dining/Sun Room with sliding patio doors leading directly onto the patio and garden.

**First Floor:** Three of the four first-floor bedrooms benefit from contemporary en-suite facilities. The principal bedroom also enjoys a walk-in dressing room, while the second bedroom features a freestanding roll top bath creating a luxurious and distinctive retreat.

**Second Floor:** Stairs rise from the landing to the second floor where there are three further bedrooms, with the larger room benefitting from a contemporary en-suite shower room and a large walk-in loft space.

**Gardens & Grounds:** An undoubted feature of the property is the magnificent 0.6-acre plot, approached through electric gates onto a sweeping shingle driveway with detached double garage. The south-westerly facing rear garden extends to approximately 200 feet and is predominantly laid to lawn with an abundant variety of mature trees, flowers and shrubs. To the rear of the garden is a fruit and vegetable plot with raised flower beds and a feature Victorian-style greenhouse with dwarf walls. The grounds also benefit from a built-in irrigation system, while a full-width sun patio extends across the rear of the house, creating a superb outdoor entertaining area.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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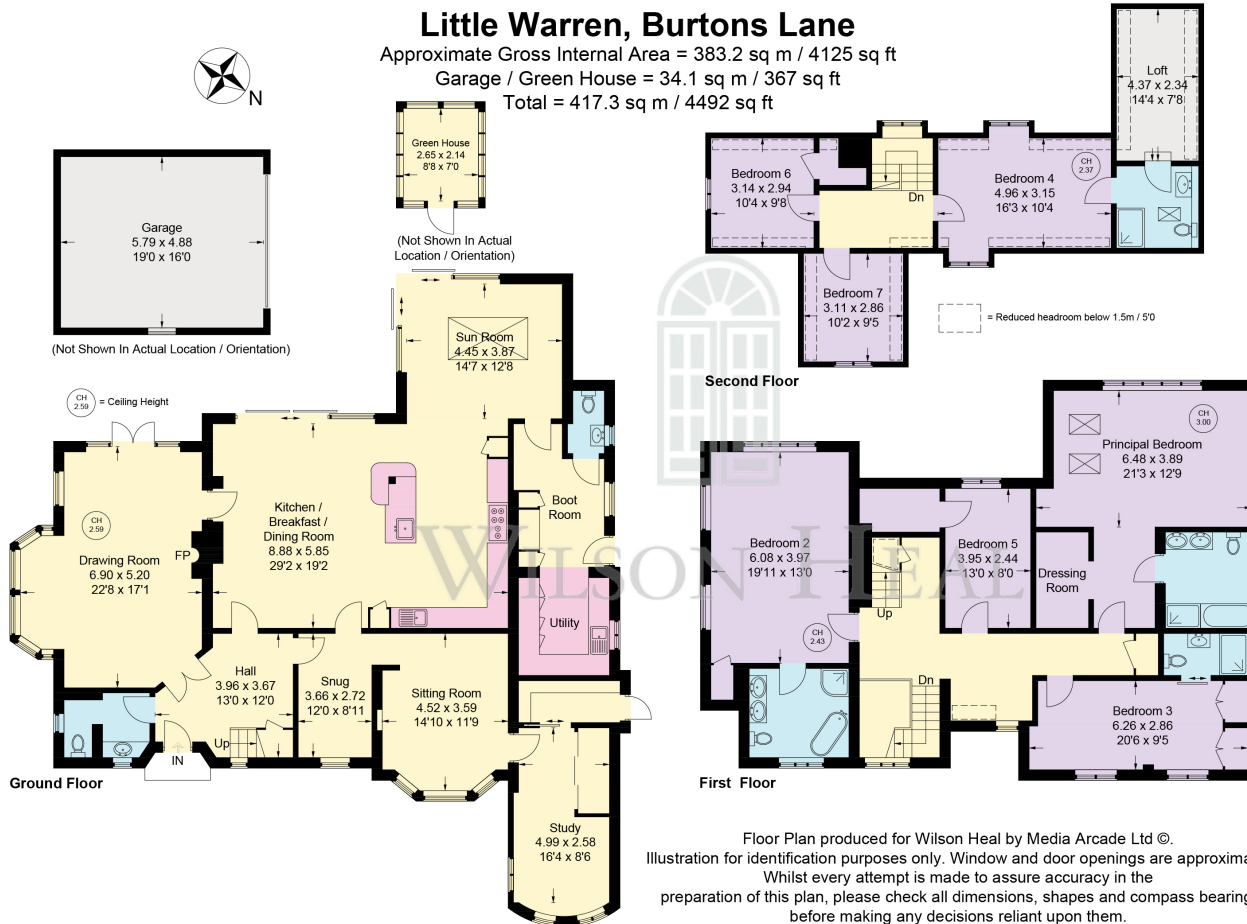
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## Little Warren, Burtons Lane

Approximate Gross Internal Area = 383.2 sq m / 4125 sq ft

Garage / Green House = 34.1 sq m / 367 sq ft

Total = 417.3 sq m / 4492 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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