

**Dalzell, Village Way, Little Chalfont,
Buckinghamshire, HP7 9PU**



ROBSONS
RESIDENTIAL SALES

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Located on one of the area's most sought after private roads, Dalzell is an impeccably restored period home that beautifully balances original character with refined contemporary living. Originally dating over 100 years, the property retains a wealth of original features including exposed beams and elegant panelled reception room. Thoughtfully restored and enhanced by the current owners over the past 25 years, every intervention has been carefully considered to preserve the integrity of the original house while introducing contemporary comforts. Positioned within a short walk of the village amenities and station, and close to the highly regarded Dr Challoner's High School and the boy's grammar school in nearby Amersham, the house offers both convenience and an enviable setting. A welcoming entrance hall leads to four elegant reception rooms and study. At the heart of the home is a timeless Martin Moore hand-painted kitchen including a modern Aga oven, with handmade Fired Earth terracotta tiled flooring leading into an oak-framed garden room with doors opening onto a courtyard laid with reclaimed York flagstones. The first floor provides five bedrooms, including a striking oak-vaulted guest suite with separate staircase access and en-suite bathroom, alongside four further bedrooms, three with ensuite facilities, in addition to a family bathroom. To the front, a gravel driveway provides ample parking framed by a lawned garden, while the landscaped rear garden offers a wonderful sense of privacy and tranquillity. Private road contribution - £200 pa.

Freehold - EPC rating: 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. 0.2 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 Lifestyle Centre (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 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 (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

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Directions: The entrance to Village Way is directly opposite our Little Chalfont Office. Upon entering Village Way turn left and the property can be found on your right-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.

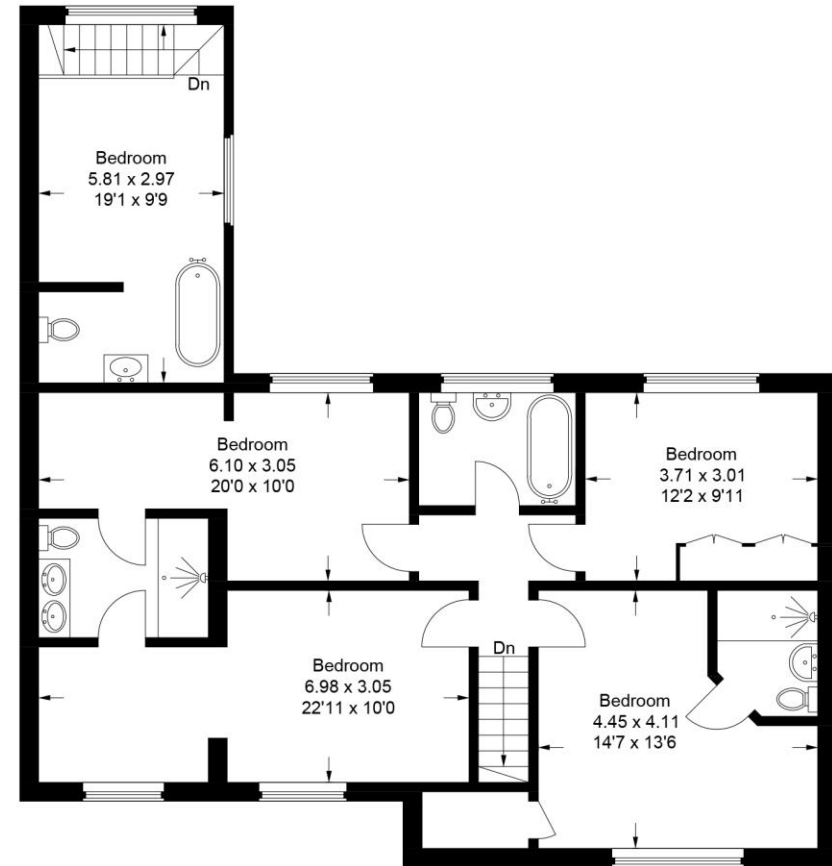
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Approximate Gross Internal Area
Ground Floor = 115.7 sq m / 1,245 sq ft
First Floor = 100.7 sq m / 1,084 sq ft
Total = 216.4 sq m / 2,329 sq ft



Ground Floor



First Floor

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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