



WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966



Oak Tree Cottage  
Village Way  
Little Chalfont  
Buckinghamshire  
HP7 9PU

This stunning family home offers a perfect blend of character, space, and modern comfort. Set on a highly desirable private road in the heart of Little Chalfont, this exceptional property offers versatile accommodation with vaulted ceilings, glulam beams, and oak doors adding warmth and character throughout.

Being but a short walk to the station, local shops and highly regarded schools, the property benefits from: Reception Hall, Cloakroom, Four Reception Rooms, Hand Built Fully Integrated Kitchen/Breakfast Room, Utility Room, Master Bedroom with En-Suite Dressing Room and Bespoke Bathroom Suite, Guest Bedroom with En-Suite Shower Room, Three Further Bedrooms, Family Bathroom, Mature 0.32 Acre Plot, Heated Swimming Pool and Double Garage.

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**Location:** The local village of Little Chalfont offers a range of shopping facilities, restaurants, highly regarded schools, a library, and a public house. Chalfont and Latimer rail station offers a dual rail service direct to Liverpool Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property.

**The Property** is approached via a gravel coach driveway and is enclosed with high hedgerow, tree and shrub borders. Entering the property through the impressive oak door leads into the spacious reception hall which has both a cloaks cupboard and downstairs cloakroom.

The heart of the home is designed for family living and entertaining. The spacious open plan family and dining room features a polished stone fireplace with wood burning stove in the family room with a further original eye level leaded window. A door leads into the study which aspects the front of the house while a further door leads into the double garage. The dual aspect dining room benefits from French doors which open onto the garden with further French doors opening into the impressive sitting room.

Offering an outlook onto the garden the room benefits from a wood effect Karndean floor and wall-to-wall range of fitted bi-fold external glazed doors with 'Sanderson' electric blinds thus creating a bright, open indoor-outdoor space.

With a dual-aspect to the rear and side with French doors opening onto the garden, the bespoke handmade kitchen/breakfast room features an extensive range of fitted base and eye-level soft-close units with under-cupboard lighting, inset sink, drainer and Quooker hot tap and complementary quartz worktops and splash backs. The central island provides additional cupboards and drawers, a breakfast bar, and oak worktops. Integrated appliances include a Stove Sterling range cooker with extractor fan, Neff full-height fridge, separate full height freezer, and dishwasher, along with a Myson kick-space electric fan heater. Porcelanosa copper-style tiled flooring complements the room and continues through to the utility room. The utility room has a range of fitted cupboards and drawers with inset sink and drainer, wall mounted 'Worcester Bosch' central heating boiler, appliance space with plumbing for wash machine and door to garden.



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A wide solid oak turned staircase with large window to the side leads to the spacious landing. The grand master bedroom features a vaulted ceiling with Glulam beams, dressing area and contemporary en-suite bathroom with walk in shower and modern roller top bath. Bedroom two also has a vaulted beamed ceilings and en-suite shower room. There are two further double bedrooms and a good sized single. The recently installed family bathroom has a wood panel enclosed bath with shower screen and wall mounted shower unit, WC, wall mounted wash hand basin and fully tiled walls.

The well established rear garden offers a high degree of privacy and is totally enclosed to all boundaries with a variety of high hedgerow, mature trees, flowers and shrubs. The large oak tree is said to be over 500 years old. The heated, fully tiled swimming pool is totally enclosed and gated. A Limestone patio runs across the back of the house and surrounds the swimming pool. There is also a summer playhouse and brick-built storage housing the boiler for the swimming pool.

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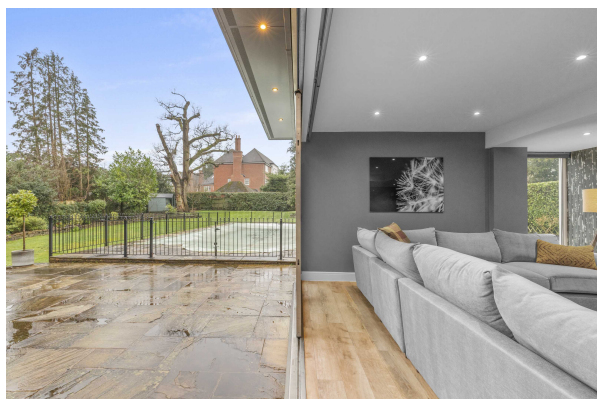
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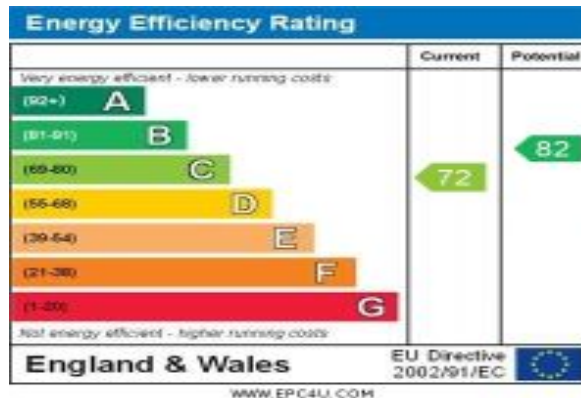


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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the 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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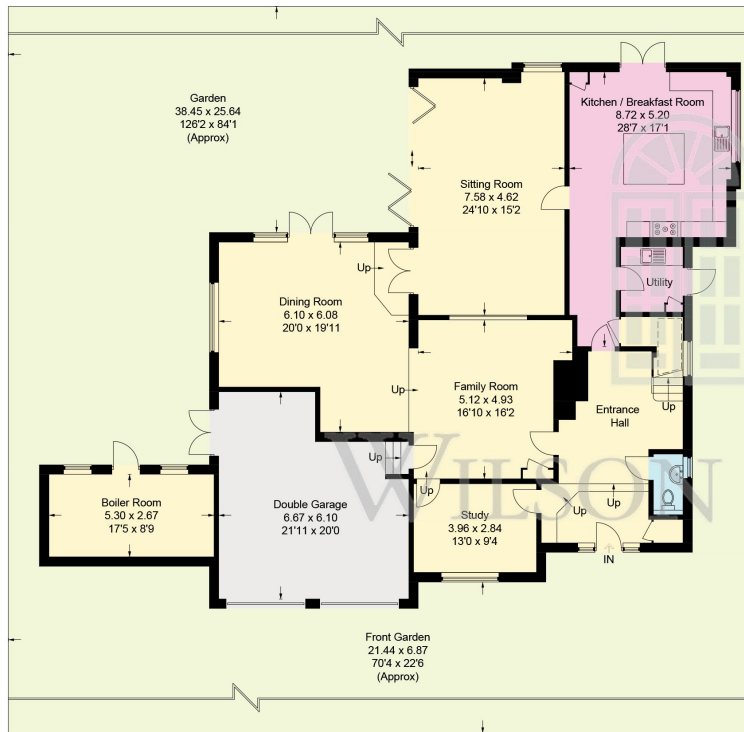




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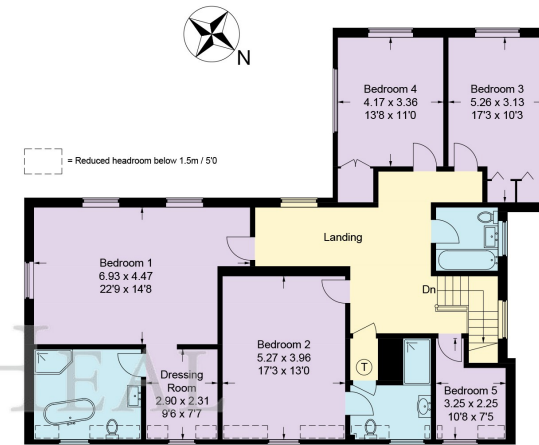
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Ground Floor

**Village Way**  
Approximate Gross Internal Area = 376.3 sq m / 4051 sq ft  
(Including Boiler Room / Double Garage)



First Floor

Floor Plan produced for Wilson Heal by Media Arcade ©.  
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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