



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



Emberwood
Doggetts Wood Lane
Chalfont St Giles
Buckinghamshire
HP8 4TH

Situated in a highly desirable and sought after premier road location, this individual detached family home offers both spacious and versatile accommodation with excellent development potential to re-configure, extend and enhance. Set on an established and private plot of 0.3 of an acre, the house offers extensive views to the rear onto open countryside. The property is ideally situated within close proximity to Little Chalfont village shops, station and highly regarded schools.

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The property offers: Reception Hall, Cloakroom, Triple Aspect Sitting Room, Dining Room, Family Room, Study, Kitchen/Breakfast Room, Utility Room, Five Bedrooms, En-Suite and Family Bathroom, Large Integral Store and Attached Double Garage, Mature and Established 0.3 of an Acre Plot with extensive views over open countryside.

Location: The local village of Little Chalfont offers a range of shopping facilities, restaurants, excellent primary and secondary schools and library. Chalfont and Latimer rail station has both Underground and Main Line services to Baker Street/Aldgate and Marylebone. Junction 18 of the M25 motorway is just 4 miles away.

The Property is approached over a double fronted entrance with driveway parking for several cars. The garden at the front offers a large expanse of lawned area to the front and side and benefits from a high degree of privacy with established hedgerow, tree, flower and shrub borders.

A paved patio area to the side leads through double wrought iron gates to the rear garden.

On entering the property, the **reception hall** has a fully tiled floor and offers connecting doors to all ground floor rooms. The **cloakroom** has a WC, corner wash hand basin and cupboard. Double French doors open into the **sitting room** which features a coal effect gas fire and polished granite hearth.



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Benefitting a triple aspect, there are sliding patio doors to the side leading to the front garden. Further sliding doors lead into the **dining room** which aspects to the rear with French doors opening onto the rear garden. The **spacious family room** aspects the front of the property and has a fitted coal effect electric fire and cupboard housing the consumer box and gas and electric meters. The **study** also aspects the front and benefits from a range of fitted furniture including desk, shelving, cupboards and bookshelves. The **kitchen/breakfast** room aspects to the rear and offers an extensive range of fitted base and eye level units with complimentary work surfaces and inset sinks with mixer tap. There is an integrated double oven and recess appliance spaces with plumbing for dishwasher.

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There is further ample space for a fridge freezer. A stable door leads into the **utility room** which has a tiled floor and offers a range of fitted units with complementary work surfaces and inset sink and drainer. There is also ample recess appliance space and plumbing for washing machine and a water softener. A door leads to the large **integrated storeroom** with up and over door and light and power. Sliding patio doors from the utility room open onto the rear garden.

Stairs from the reception hall lead to the **first floor landing** with hinged access with light to the large insulated and part boarded loft space (not inspected). The **main bedroom** offers a range of fitted wardrobes and cupboard units with a double aspect and enviable and extensive views beyond the garden onto open countryside.

The **modern 4 piece en-suite bathroom** benefits from corner shower, panel enclosed bath, WC with concealed cistern and wash and basin inset a vanity unit. Part tiled walls and floor. There are **four further bedrooms** with bedrooms two and three both benefitting from fitted wardrobe units. The **family bathroom** offers a modern three piece suite with jacuzzi p shaped bath with wall mounted shower attachment and curved shower screen, WC with concealed cistern, wash hand basin inset vanity unit and fully tiled walls and floor. The airing cupboard houses the lagged tank and Baxi central heating boiler.

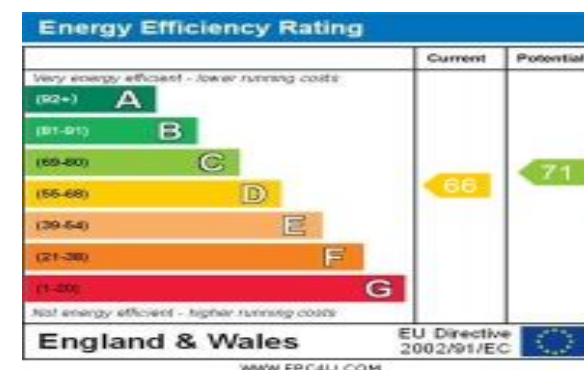
Outside the property, an undoubted feature of the house is the totally enclosed and private rear garden which offers a southerly aspect and is predominantly laid to lawn with high hedgerow to all boundaries giving a high degree of privacy.



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There are two pattern paved patio areas with feature pergola and seating area for outside dining. The **attached double garage** to the side of the property has an up and over door with light and power with further door to the rear garden.



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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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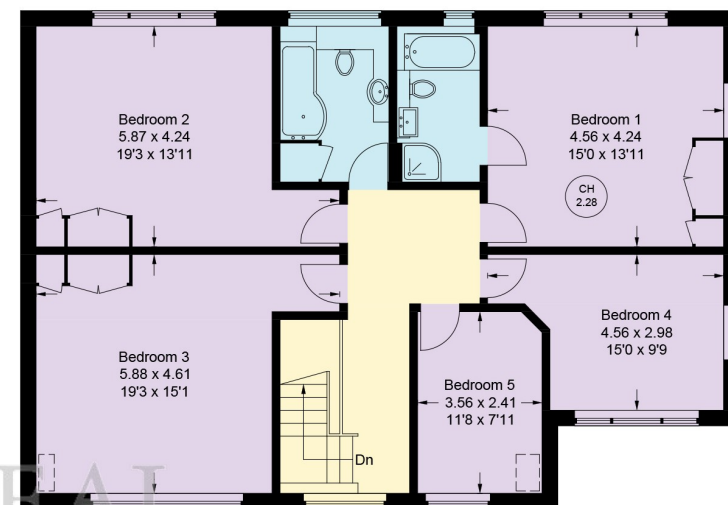
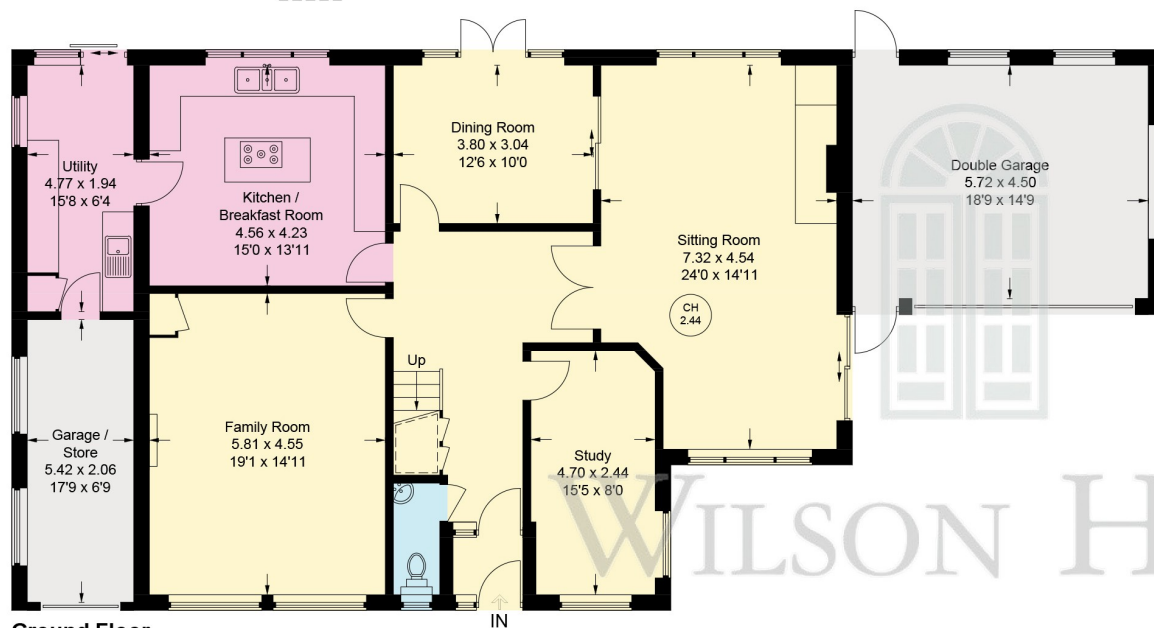
Approximate Gross Internal Area = 265.2 sq m / 2855 sq ft
(Including Garage / Store)

Double Garage = 25.9 sq m / 279 sq ft

Total = 291.1 sq m / 3134 sq ft

CH 2.44 = Ceiling Height

— = Reduced headroom below 1.5m / 5'0"



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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