

Acacia House, Birkett Way, Chalfont St
Giles, Buckinghamshire, HP8 4BH



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RESIDENTIAL SALES

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An impressive, detached 2018 built family home of approx. 3400 sq ft (inc. double garage), located in a sought-after cul-de-sac off Burtons Lane, 0.65 miles from Dr Challoner's Grammar School for Girls and close to amenities, with the boys' school in nearby Amersham. Approached via electric gates, the property offers a block-paved driveway to the double garage. The 22' x 13' reception hall with part-galleried landing creates a sense of light and space. A stylish kitchen/dining room with central island and bi-fold doors, a bright family room with folding doors to the patio, living room, fitted study, utility room, and cloakroom complete the ground floor. Upstairs, the principal suite includes dressing area and en suite, with four further double bedrooms (two en suite) and a family bathroom. The south-east facing, low-maintenance U-shaped garden (approx. 90' x 50') features a large patio over which are two motorized awnings providing shade for al-fresco dining and lawned areas. Underfloor heating. Freehold. EPC rating: B. Council Tax Band: H

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. 0.7 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 new Lifestyle Centre (brand new 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
Little Chalfont
Buckinghamshire
HP7 9PR
Tel: 01494 724999
email: property@robsonsbucks.com



Directions: From our Little Chalfont office turn right onto the A404 and follow the road past the parade of shops turning first left onto Burtons Lane. Take the second right turning onto Birkett Way. Acacia House is the first house on the left.

* 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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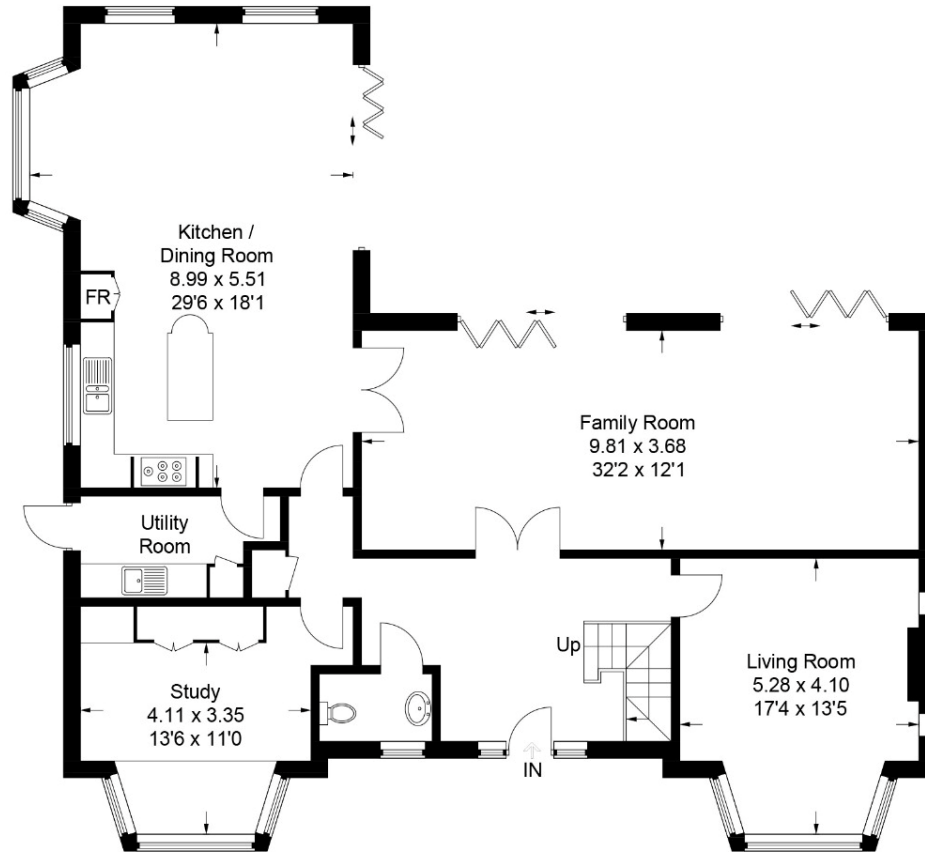
Approximate Gross Internal Area(Including Void)

Ground Floor = 145.0 sq m / 1,561 sq ft

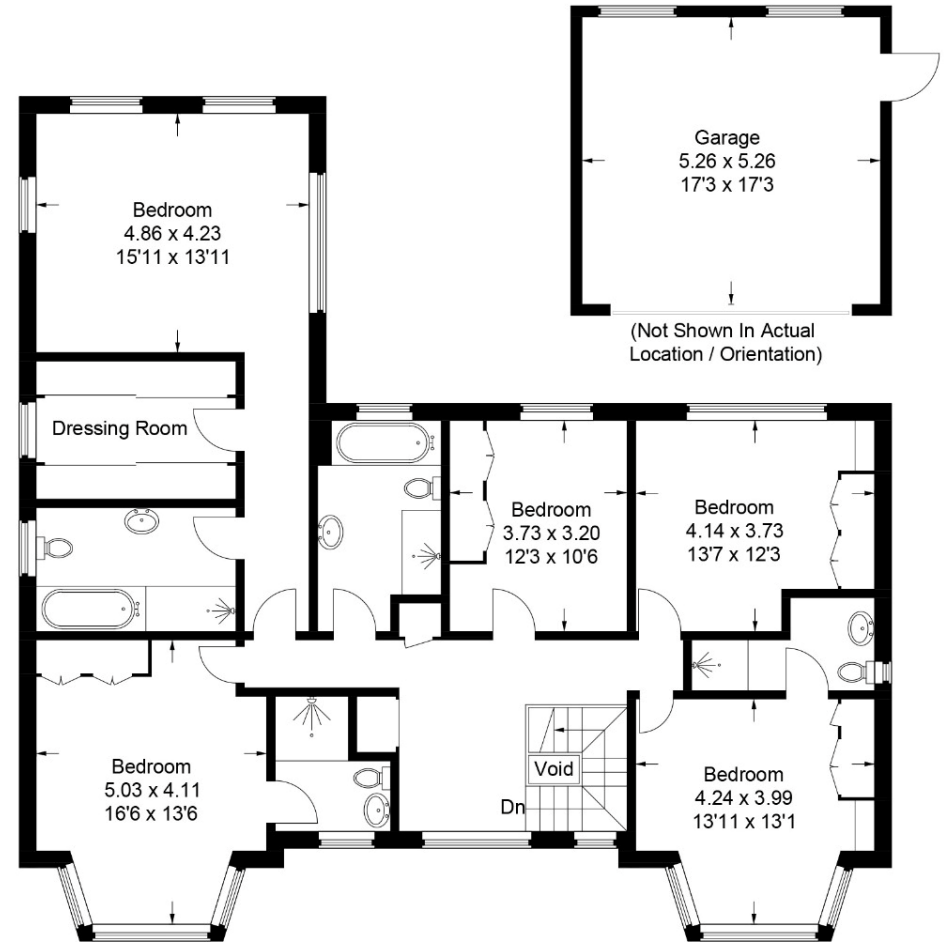
First Floor = 144.6 sq m / 1,556 sq ft

Garage = 27.0 sq m / 291 sq ft

Total = 316.6 sq m / 3,408 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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