



# Woodcote

Entrance Hall | Sitting Room | Dining Room | Kitchen / Breakfast Room | Utility | Family Room / Gym |  
6 Bedrooms (3 with ensuite facilities) | Further Family Bathroom | Downstairs Cloakroom | Integral Garage



## Description

A pretty detached 6 bedroom property backing woodland, with integral garage, located on the edge of this sought after village. The property has a dual aspect living room, in addition to 2 further reception rooms. The kitchen breakfast room has access to the rear gardens and to the family room beyond. On the 1st floor the master bedroom suite is very spacious with a balcony, and there are 2 further bedroom suites plus 3 other bedrooms.

## Situation

The property is located approximately a 1/3 of a mile from Chalfont St Giles village centre and is situated near to greenbelt countryside. Chalfont St. Giles, with its duck pond, period cottages and charming High Street is a picturesque village on the edge of the Chilterns (circa 25 miles from London). The village offers good day to day shopping facilities with larger supermarkets available in Amersham and Gerrards Cross.

## Outside

The property is set behind electric gates, and the driveway offers generous car parking. The attractive lawned gardens are screened with hedging, and fencing, to the boundaries. Within the front garden is a hard landscaped water feature, a sunken trampoline to one side & a rear terrace for outside entertaining. In all 0.369 of an acre.

## Directions

From the A413 follow the directions to Chalfont St Giles village, proceed up Silver Hill (by the side of The Crown pub), taking the 2nd right hand turn into Dodds Lane. Continue to the end of the road, turn right, and the property is the 2nd house on the right (set behind electric gates).

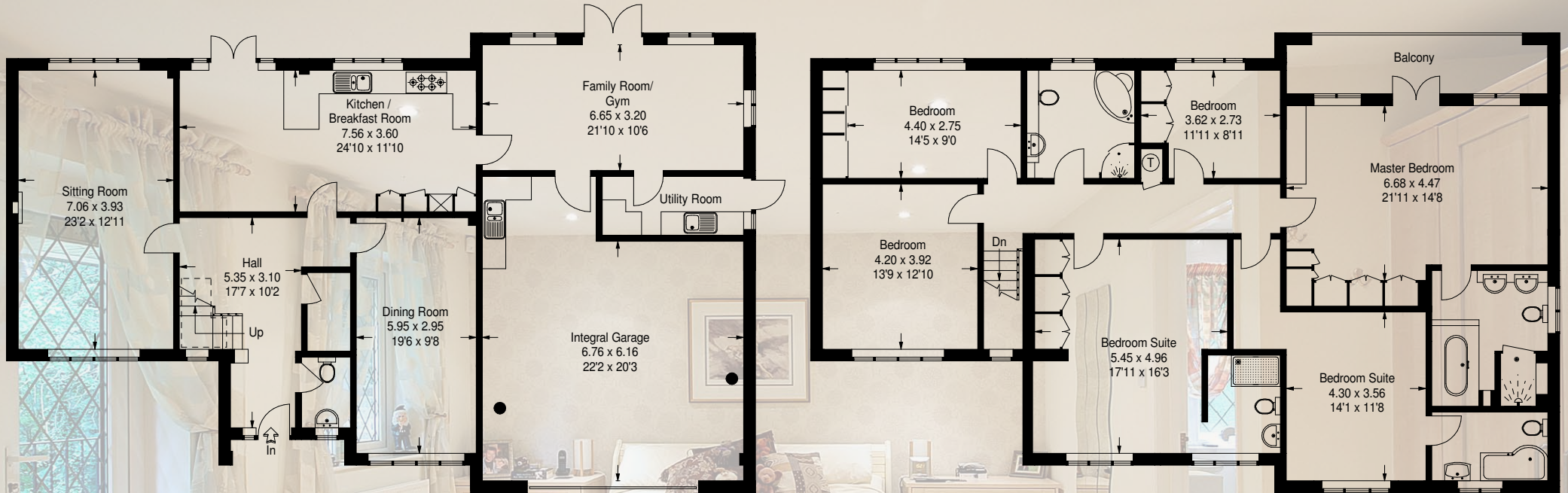
## Additional Information

There are good rail links to London Marylebone from Gerrards Cross or Chalfont & Latimer rail stations (fast trains take circa 20 - 30 minutes). The motorway network can be accessed at Junction 17 of the M25 (approximately 6 miles distance) linking to the M40, M1, M4 and major international airports. Details of the excellent local schools, both state and independent can be obtained from the Bucks County Council website or from our offices in Gerrards Cross.



# Mill Lane, Chalfont St. Giles

Approximate Gross Internal Area :-  
337 sq m / 3627 sq ft (Including Garage)



Ground Floor

First Floor

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

FLOORPLANZ © 2012 0845 6344080 Ref 90661

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

**Hamptons Gerrards Cross** 36 Packhorse Road, Gerrards Cross, SL9 8ED

t. 01753 886464 e.gerrardscross@hamptons-int.com

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

**HAMPTONS**  
INTERNATIONAL