

1 Old Saw Mill Place, Little Chalfont,
Buckinghamshire, HP6 6FJ



ROBSONS
RESIDENTIAL SALES

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A four bedroom family house offering excellent accommodation with a super extension to the rear to create an excellent open-plan family/dining kitchen. The property is well located towards the entrance of this convenient residential development. No onward chain. Service Charge Contribution:£348.09 (01/01/2026 - 01/01/2027)Freehold. EPC rating: C. Council Tax Band: F

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. one mile 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

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Directions: From our Little Chalfont office turn right onto the A404 heading towards Amersham. Continue over the mini-roundabout onto the White Lion Road and at the traffic lights turn right onto Bell Lane. Take the second turning on the left into Turners Field, first turning on the right into Old Saw Mill Place. No1 can be found on the right.

* 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 = 54.6 sq m / 588 sq ft
First Floor = 43.1 sq m / 464 sq ft
Second Floor = 43.1 sq m / 464 sq ft
Total = 140.8 sq m / 1516 sq ft



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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