



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



3 New Road
Chalfont St Giles,
Buckinghamshire
HP8 4AG

A well presented and thoughtfully extended four-bedroom family home occupying an attractive position in a rural setting on the edge of Chalfont St Giles and Little Chalfont. The property offers versatile and spacious accommodation, generous off-street parking and a private east-facing garden, creating an ideal home for modern family living.

The property therefore offers a rare combination of village charm, highly regarded schooling, convenient transport links, beautiful countryside and easy access to some of South Buckinghamshire's most desirable towns.

www.wilsonheal.co.uk



WILSON HEAL

The property is approached via a shingle driveway providing off-street parking for several vehicles, bordered by an attractive selection of mature flowers, shrubs and trees. A **covered entrance porch** with quarry tiled flooring leads to a **welcoming entrance hall** featuring an under-stairs storage cupboard, additional meter cupboard and staircase rising to the first floor. **The cloakroom** is fitted with a low-level WC and wall-mounted wash hand basin with storage beneath, complemented by part-tiled walls. A separate utility cupboard provides plumbing for a washing machine and space for a tumble dryer.

The **spacious dual-aspect living room** is filled with natural light and features polished wooden flooring together with an attractive open fireplace incorporating a slate hearth and timber mantel, creating a warm and inviting focal point. The impressive **kitchen/breakfast room** has been comprehensively fitted with a range of soft-close base and wall-mounted units, including glazed display cabinets and complementary hardwood work surfaces. Integrated appliances include a Bosch four-ring induction hob with extractor hood, fan oven, microwave and dishwasher, together with an integrated Beko fridge/freezer.

A breakfast bar provides informal dining space, while French doors open directly onto the rear garden. The kitchen flows seamlessly into the **family room**, creating an excellent open-plan living and entertaining area. French doors open onto the substantial split-level patio, while the family room also enjoys an open connection to the living room, enhancing the sense of space and flexibility.

First Floor A spacious landing with polished wooden flooring provides access to all bedrooms and benefits from a Velux window with seating or reading area. There is also a large airing cupboard housing the insulated hot water cylinder and access to the insulated and boarded loft via a pull-down ladder. The **principal bedroom** enjoys an aspect to the front and benefits from two built-in double wardrobes with overhead storage cupboards. **Bedroom Two** is a dual-aspect room enjoying views over the rear garden and surrounding countryside. Additional features include polished wooden flooring, a Velux window and useful eaves storage. **Bedroom Three** overlooks the rear garden and open countryside beyond and incorporates a recessed wardrobe and hanging area. **Bedroom Four** enjoys an aspect to the front and benefits from polished wooden flooring together with additional eaves storage.

The family bathroom is stylishly appointed with a contemporary four-piece suite comprising a large walk-in shower with rainfall shower head and handheld attachment, concealed cistern WC, panel-enclosed bath with traditional-style mixer tap and shower attachment, and a wash hand basin inset into a wall-mounted vanity unit. Further features include a mirrored storage cupboard, polished tiled flooring, part-tiled walls and quality fittings throughout.

Outside The attractive **east-facing rear garden** offers a high degree of privacy and is fully enclosed by mature hedging, established shrubs and trees. A full-width split-level crazy paved terrace provides an excellent space for outdoor entertaining and al fresco dining. The remainder of the garden is predominantly laid to lawn. There is a feature timber gazebo with pitched tiled roof and adjoining patio area provides the perfect outdoor retreat, while two substantial timber storage sheds offer excellent practical storage.

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

Sales | 01494 764200
Lettings | 01494 549966



WILSON HEAL

Key Features

- Attractive four-bedroom family home
- Spacious dual-aspect living room with open fireplace
- Open-plan kitchen/breakfast room with Integrated Bosch appliances and adjacent open plan breakfast bar
- Family room
- Ground floor cloakroom and utility cupboard
- Contemporary four-piece family bathroom
- Insulated and boarded loft with ladder access
- Generous driveway parking
- Private east-facing rear garden with full width patio
- Timber gazebo and two large storage sheds
- Mature gardens and established planting throughout
- Excellent access to Chalfont & Latimer Station and highly regarded local schools
- Convenient access to the Chiltern countryside, M25 and M40

Location & Local Facilities

The property occupies a convenient position on the edge of Chalfont St Giles and Little Chalfont, providing an excellent balance of village living, countryside surroundings and commuter convenience. The area is particularly well regarded for its schooling. Nearby primary schools include Little Chalfont Primary School (approximately 0.7 miles) and The Russell School (approximately 0.9 miles). Highly regarded secondary and grammar schools within easy reach include Dr Challoner's High School, Dr Challoner's Grammar School, and Amersham School.

For commuters, Chalfont & Latimer Station is approximately 0.8 miles away and provides both Metropolitan Line services into London and Chiltern Railways services to London Marylebone, making the location ideal for those seeking rural surroundings combined with excellent connectivity. The surrounding Chiltern countryside offers an abundance of walking, cycling and bridleway routes, while the historic village of Chalfont St Giles, famed for Milton's Cottage,

provides a charming village atmosphere. Nearby Amersham, Gerrards Cross and Beaconsfield offer an excellent range of shopping, leisure, dining and recreational facilities. Road communications are excellent, with convenient access to the A413, M25 and M40, whilst Heathrow Airport is readily accessible for both domestic and international travel.

Approximate Distances

- Chalfont & Latimer Station: 0.8 miles
- Village Centre & Green: approximately 1.5 miles
- Amersham: 3 miles
- Gerrards Cross: 4 miles
- Beaconsfield: 4 miles
- M25 (Junction 16): approximately 7 miles
- Heathrow Airport: approximately 15 miles

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

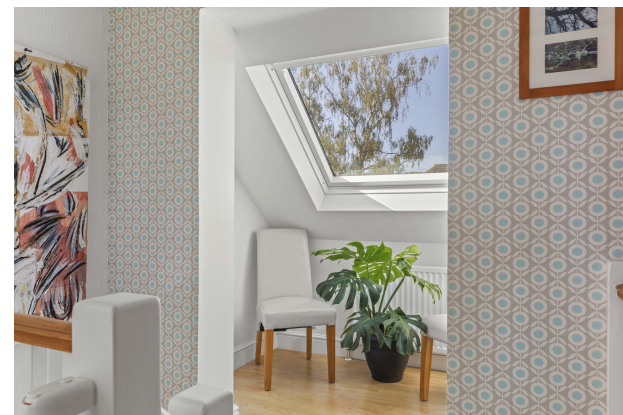
Sales | 01494 764200
Lettings | 01494 549966



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



www.wilsonheal.co.uk



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



www.wilsonheal.co.uk



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



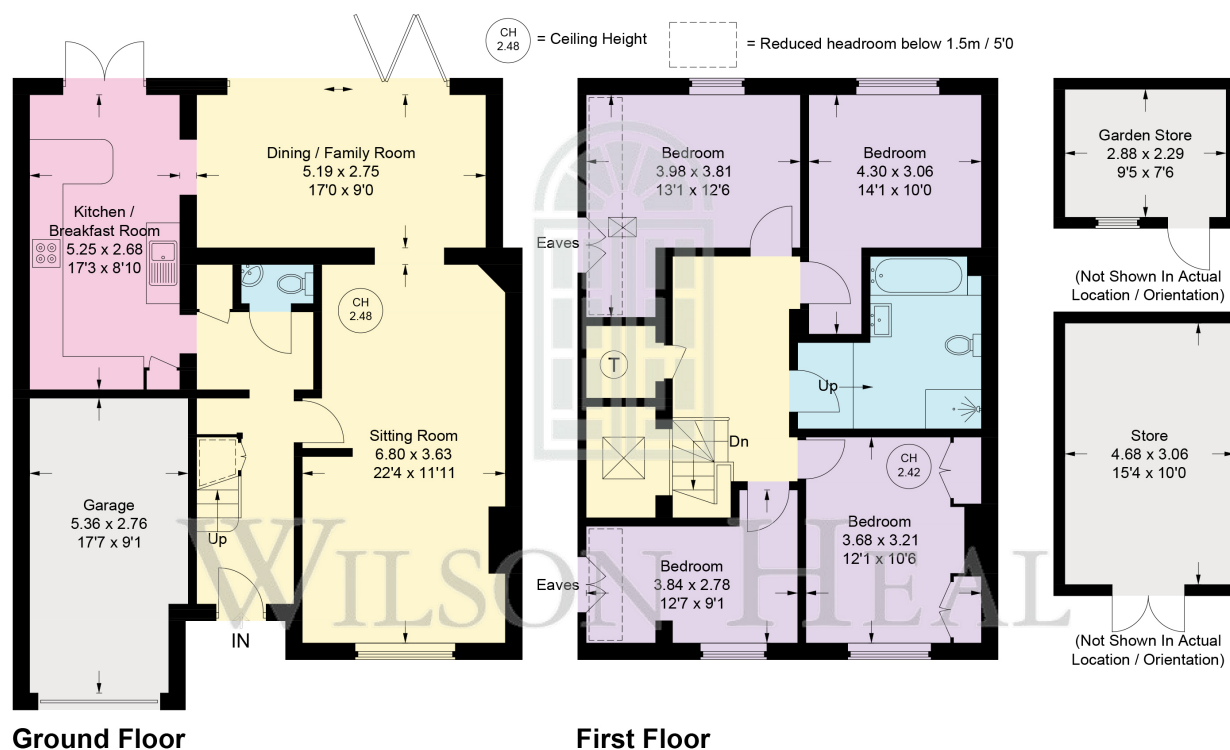
WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966

New Road

Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
Garden Store / Store = 21.0 sq m / 226 sq ft
Total = 175.6 sq m / 1890 sq ft



Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.
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.

www.wilsonheal.co.uk