



**Roughwood Lane Barn, Roughwood Lane,
Chalfont St Giles, Buckinghamshire, HP8 4AA**

ROBSONS
RESIDENTIAL SALES

Roughwood Lane Barn, Roughwood Lane, Chalfont St Giles, Buckinghamshire, HP8 4AA

- Charming unlisted period barn conversion offering circa 2,070 sq ft
- Exceptional vaulted sitting room with exposed beams and inglenook fireplace
- Flexible four-bedroom, three-bathroom layout would suit multi-generational living or guest space
- Two studies plus a detached garden office, creative space or gym, ideal for hybrid working
- Private, mature south-facing gardens approaching 100ft in length
- Extensive private driveway with parking for multiple vehicles
- Leafy lane between Little Chalfont, Chorleywood and Chalfont St Giles
- Circa 1.7 miles to Chorleywood & Little Chalfont stations
- Gas central heating
- Within highly sought-after Buckinghamshire schooling catchments, including the Grammar schools

An exceptional barn-style home, tucked away along a leafy lane in a highly convenient semi-rural setting between Little Chalfont, Chorleywood and picturesque Chalfont St Giles. The heart of the property is a stunning vaulted sitting room with exposed beams and an impressive inglenook fireplace, creating a dramatic yet welcoming living space perfectly suited to both everyday living and entertaining – a feature that immediately sets the home apart from more conventional properties in the area. The character accommodation – four bedrooms, three bathrooms, two studies and a detached garden studio – lends itself particularly well to multi-generational living, guest accommodation, or a hybrid-working lifestyle. The studio is fully serviced with power, data and water providing ample space to work, create or unwind independently of the main house. Outside, a private, mature south-facing garden, approaching 100ft in length, offers a genuine sense of seclusion and tranquillity, framed by established planting. A generous driveway provides off-road parking for multiple vehicles. The property benefits from gas central heating and private drainage, and sits within some of Buckinghamshire's most sought-after schooling catchments, including Dr Challoner's High School for Girls (Little Chalfont) and Dr Challoner's Grammar School for Boys (Amersham). Chorleywood and Little Chalfont stations, around 1.7 miles away, provide Metropolitan Line and Chiltern Railways access into London Marylebone. Combining the charm and individuality of a period barn conversion in one of the Chilterns' most desirable settings, with the convenience of nearby villages, amenities and transport links, this is a genuinely distinctive lifestyle home offering character and flexibility rarely found at this price point. Freehold. EPC rating: C. Council Tax Band: E



Viewing by appointment only

Robsons Estate Agents

Station Approach

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Directions: From our offices proceed through the village turning left in Burtons Lane. Follow the road for circa 1.5 miles and then turn right into Roughwood Lane. Roughwood Lane Barn can be found on the left-hand side after approximately ¼ of a mile.

* 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.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property.

Roughwood Lane Barn, Roughwood Lane

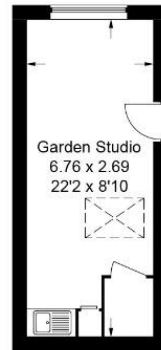
Approximate Gross Internal Area

Ground Floor = 146.5 sq m / 1577 sq ft

First Floor (Excluding Eaves) = 45.8 sq m / 493 sq ft

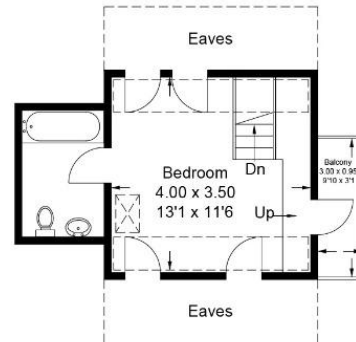
Outbuilding = 18.4 sq m / 198 sq ft

Total = 210.7 sq m / 2268 sq ft



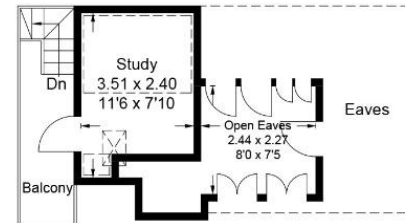
Outbuilding

(Not Shown In Actual
Location / Orientation)

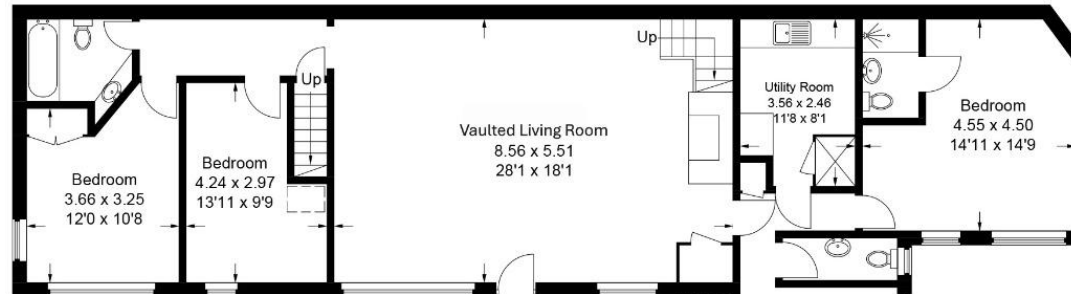


First Floor

- Reduced headroom below 1.5m / 5'0



First Floor



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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