



Longlands, 81 Narcot Lane, Chalfont St Giles,
Buckinghamshire, HP8 4DU

ROBSONS
RESIDENTIAL SALES

Longlands, 81 Narcot Lane, Chalfont St Giles, Buckinghamshire, HP8 4DU

A deceptively spacious & immaculately presented 4-Bedroom detached home located on the outskirts of Chalfont St Giles, directly opposite the highly regarded Oakland Park Golf Club and just 0.75 miles from the picturesque village centre. The property is far more spacious than it first appears, featuring a generous sitting room that flows into a bright and airy dining area with bi-fold doors onto the garden sun terrace. The stylish, modern kitchen features a central island and benefits from bi-fold doors onto the terrace, creating a lovely connection to the outdoors. Furthermore, there is a utility room, three bedrooms and family bathroom on the ground floor. Upstairs, there is a large principal bedroom with en-suite and separate dressing room/storage area. To the front, a block-paved driveway provides ample parking, while the 80 ft rear garden offers a private outdoor space with a covered seating area and a timber shed. Freehold - EPC rating: C. Council Tax Band: E

Nestled in the heart of the Chiltern Hills, Chalfont St Giles offers the perfect blend of historic charm, green space, and modern living. This picturesque Buckinghamshire village boasts a rich heritage, winding lanes, and quintessential English cottages, all just a short commute from central London.

With excellent local schools (inc. the renowned Dr Challoner's Grammar School), easy access to the M25, M40 and rail services (Chalfont and Latimer, Gerrards Cross & Beaconsfield stations all within 4 miles of the property) and a strong community spirit, Chalfont St Giles is one of the most sought-after villages in the Home Counties.



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

HP7 9PR

Tel: 01494 724999

email: property@robsonsbucks.com

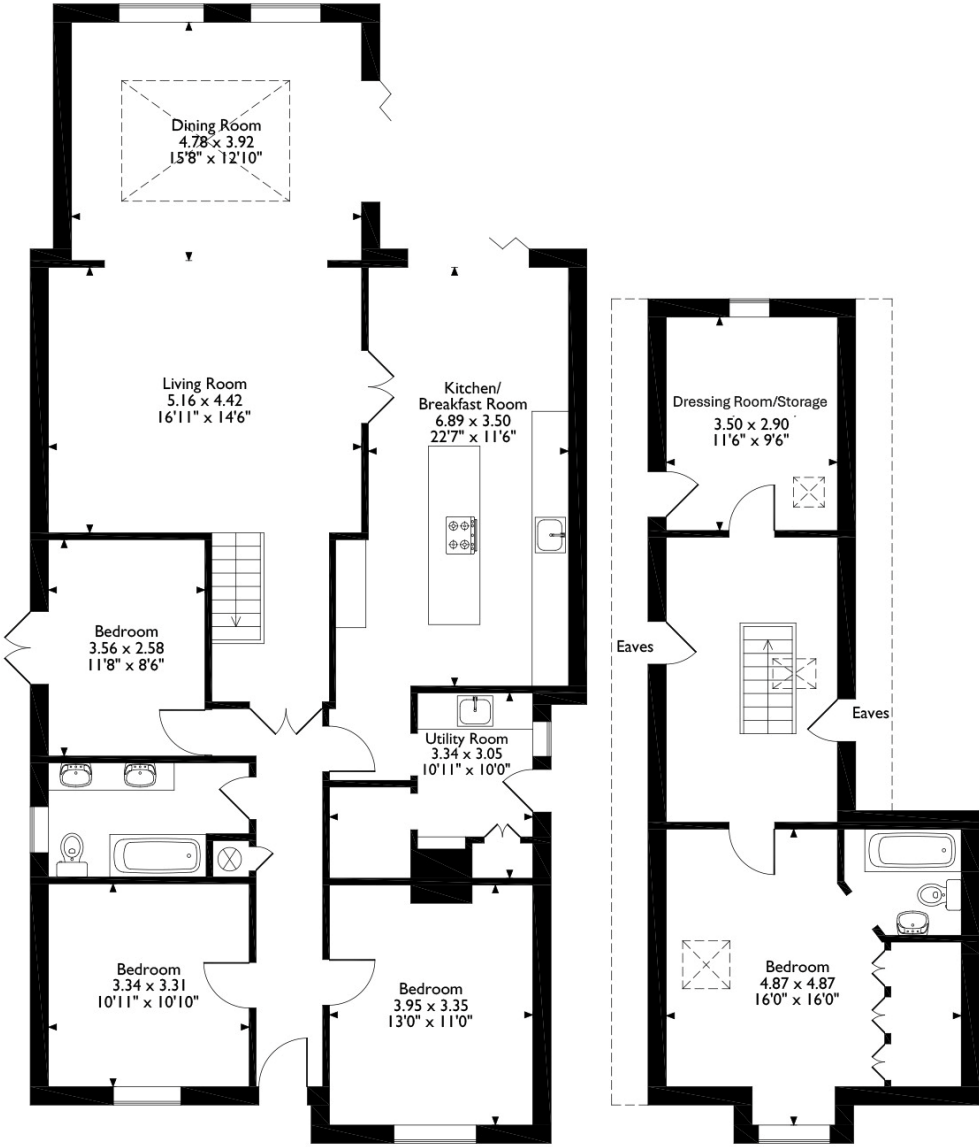


Directions: After turning off the A413 (London Road) onto the High Street, signposted for Chalfont St Giles, continue into the village, passing the Village Green. Proceed onto Deanway, then at the roundabout, turn left onto Narcot Lane. Follow the road for approximately 0.25 miles, and the property will be on your 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.

* 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

81, Narcot Lane, Chalfont St. Giles, Buckinghamshire
Approximate Gross Internal Area
178 Sq M/1916 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

