



**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

- Rare unlisted period barn conversion offering circa 2,150 sq ft
- Exceptional vaulted sitting room with beams and inglenook fireplace
- Detached garden studio ideal for home office, creative workspace or gym
- A distinctive lifestyle alternative to conventional homes in the area
- Four bedrooms, three bathrooms and contemporary-classic shaker style kitchen
- Mature/established south-facing gardens offering an idyllic, private oasis
- Extensive private driveway with parking for multiple vehicles
- Leafy lane in countryside surroundings
- Circa 1.7 miles to Chorleywood & Little Chalfont stations
- 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. Offering flexible and characterful accommodation including four bedrooms, three bathrooms, two studies and a detached multipurpose office/studio, the property is ideally suited to modern family living and home working requirements. Outside, mature south-facing gardens provide a high degree of privacy and tranquillity, complemented by generous off-road parking and additional versatile outbuilding space. The location is premier for Buckinghamshire schooling, placed within easy reach of highly coveted schooling including the renowned Dr Challoner's High School for Girls (Little Chalfont) and Dr Challoner's Grammar School for Boys (Amersham). Combining the charm and individuality of a period barn conversion 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.

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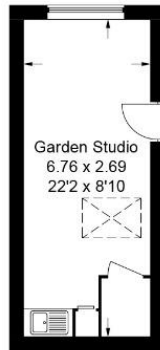
Approximate Gross Internal Area

Ground Floor = 146.5 sq m / 1577 sq ft

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

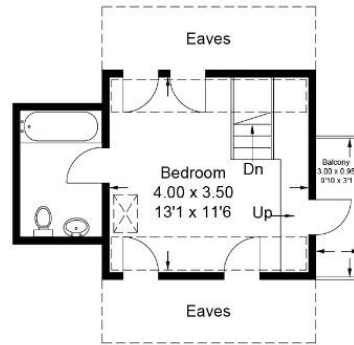
Outbuilding = 18.4 sq m / 198 sq ft

Total = 210.7 sq m / 2268 sq ft

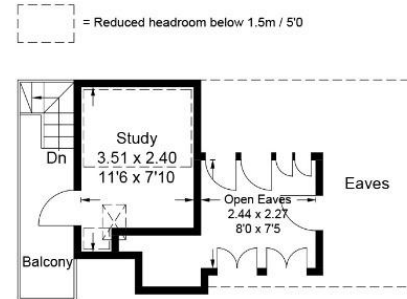


Outbuilding

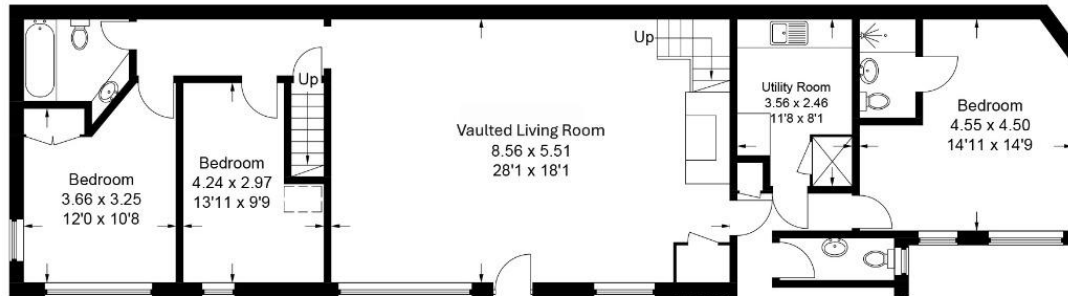
(Not Shown In Actual Location / Orientation)



First Floor



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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