



**ROBSONS**  
RESIDENTIAL SALES

**Fairfield House, Vache Lane,  
Chalfont St Giles, Buckinghamshire, HP8 4SB**



# Fairfield House, Vache Lane, Chalfont St Giles, Buckinghamshire, HP8 4SB

An attractive and spacious detached property, designed in the 1920's 'Arts & Crafts' style. Situated on the edge of the charming village of Chalfont St Giles, the property is within walking distance of the village centre with its community and social amenities. The ground floor accommodation is versatile, featuring four reception rooms, and an open plan kitchen/dining room with bi-fold doors onto the garden and terrace. On the first floor are four bedrooms and two generous bathrooms, whilst on the second floor is a 'bonus room' (optional bedroom five) with ensuite shower room. To the front is an ample driveway and detached double garage. Lawned gardens adjoin three sides of the property, the largest measuring 75ft x 50ft. Beyond the rear garden is an uninterrupted backdrop of glorious Chiltern countryside.

Freehold - EPR: E - Council Tax Band: G

The picturesque village of Chalfont St Giles is 0.2 mile walk from the property with the area being renowned for its highly regarded educational facilities, variety of community and social amenities plus excellent rail communications with a choice of Chalfont and Latimer (2.9 miles), Chorleywood, Seer Green and Gerrards Cross stations all within 4 miles of the property. The M25 and the M40 are also both within 6 miles of the property. The area boasts highly sought after schooling with a choice of well regarded private and state schools including the renowned Grammar School of Dr Challoner's.



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

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Directions: From our Little Chalfont office turn right onto the A404 and at the roundabout turn left into Cokes Lane. Continue along this road, which becomes Nightingales Lane, for approximately 2 miles. The property can be found on your right-hand side shortly before you reach the junction with London Road.

\* 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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Approx. Gross Area  
262 sq m – 2815 sq ft (excl Garage)



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



