



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



**The Grove
Parkfield
Latimer
Buckinghamshire
HP5 1UE**

Spacious family home located on the delightful, unique, private estate of Latimer, offering four bedrooms and two bathrooms. The end of terrace property has been fully updated to a high standard, all within the past five years, this includes double glazing a new roof and large front drive offering off road parking for at least five vehicles. plus a single garage. The garden backs onto private woods and benefits from an open view to the side aspect. Parkfield Estate is approximately one mile from Little Chalfont village and the Main line station.

Council Tax F * EPC D *

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Location: The property is located on the private Parkfield estate set in grounds of just under 12 Acres. It lies approximately **2 miles (3 km) north of Little Chalfont, 3 miles (5 km) north-east of Chesham, and about 25 miles (40 km) north-west of London.**

The village sits in the valley of the River Chess, surrounded by woodland and countryside typical of the Chilterns. A notable landmark in the area is Latimer House, a historic estate which is now a modern hotel and conference centre. The residents of Parkfield Latimer have exclusive use of the private meadow and woodland with full use of the tennis courts and clubhouse for both recreational and social gatherings. For added security vehicles entering or leaving the estate are monitored and registered to ensure the security of the estate.

Accommodation: Entrance Hall, Sitting/Dining Room, Study, Modern Integrated Kitchen, Four Bedrooms, Two Bathrooms, Oil Fired Central Heating, Double Glazed Window, Solar Panels with Battery Store, Garage, Enclosed Garden Backing onto Woodland. Cat 5 cabling to some of the rooms.

Additional Information: We understand that residents of Parkfield Latimer pay an annual service charge for the use and maintenance of the communal grounds and tennis court. Further details can be provided upon request.

The property is approached over a brick paved drive with off road parking for several vehicles, various electrical points and an EV charger point, outside water tap. Driveway to the side to the single garage with light and power. Entrance door to the hall with two storage cupboards, one housing the central heating boiler. Cloakroom. Wood effect laminate flooring flows through to the spacious Lounge/Diner which is double aspect with French doors to the garden. W.C with sink and window. The study aspects the rear of the property and has a ceramic tiled floor and French doors opening onto the rear garden. The kitchen has a front and side aspect with a view over the open field area. Well fitted with contemporary units with under cupboard lighting and granite work tops, Miele induction hob and extractor, pyrolytic oven, microwave oven, warming drawer, fridge/freezer with ice machine, washing machine, dishwasher and wine fridge.

Turned staircase to landing area, loft access. Double door cupboard housing large linen store and Mega flow system. Modern family bathroom, fully tiled with window to the side. Main bedroom with window to the front. Door to modern ensuite bathroom. Three further bedrooms plus a fully tiled family bathroom with shower bath complete the first floor.

Well maintained rear garden with grape vine covered Pergola, mainly laid to lawn. Hedging to rear and timber fencing to all boundaries, timber gate to garage and side access. View over private woods and far-reaching views over undulating fields during the winter months.

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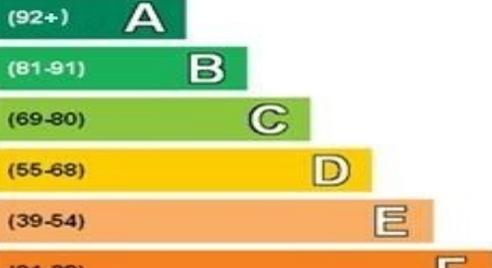
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Energy Efficiency Rating

Very energy efficient - lower running costs





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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.

