



**ROBSONS**  
RESIDENTIAL SALES

**Waygill, Burtons Lane,  
Chalfont St Giles, Buckinghamshire, HP8 4BL**

# Waygill, Burtons Lane, Chalfont St Giles, Buckinghamshire, HP8 4BL

**A traditionally built 1930's detached property with very attractive elevations to both front and rear, enjoying a delightful south westerly backing mature plot of just under half an acre. Waygill has been skilfully extended to create a superb family home in this highly convenient location providing easy access to both the amenities and station of Little Chalfont along with highly coveted schooling at all levels. The property has planning permission for further expansion into the second floor if required. Freehold - EPR: D - Council Tax Band: H**

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London for all work and socialising needs, approx. half a mile from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles.



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

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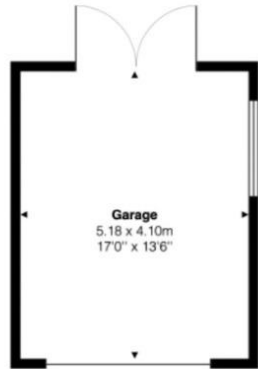
Directions: From the centre of Little Chalfont village, turn into Burtons Lane. Waygill can be found on the right-hand side after you pass Loudhams Wood Lane on your left.

\* 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.

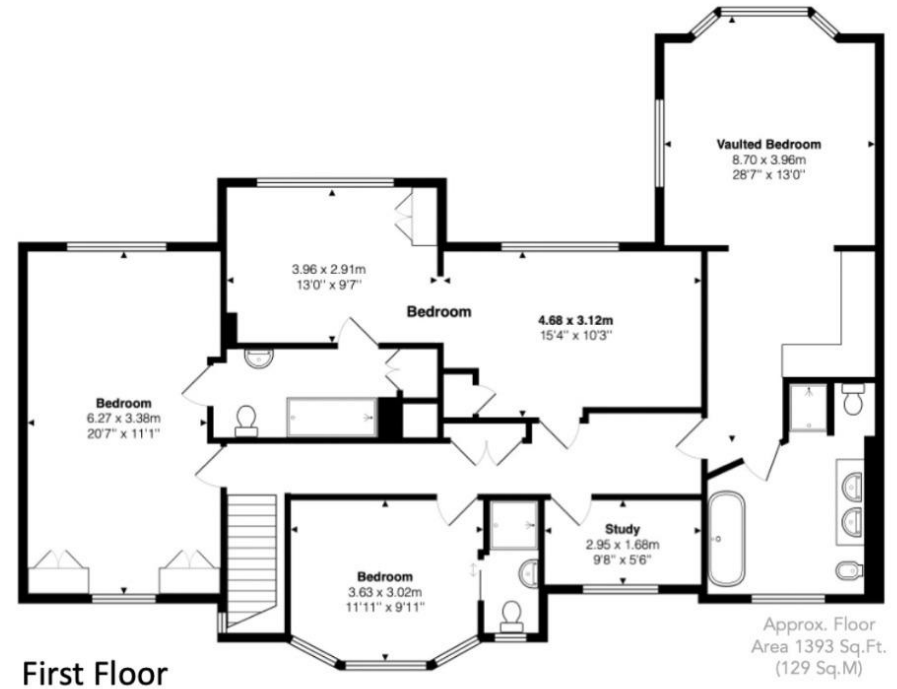
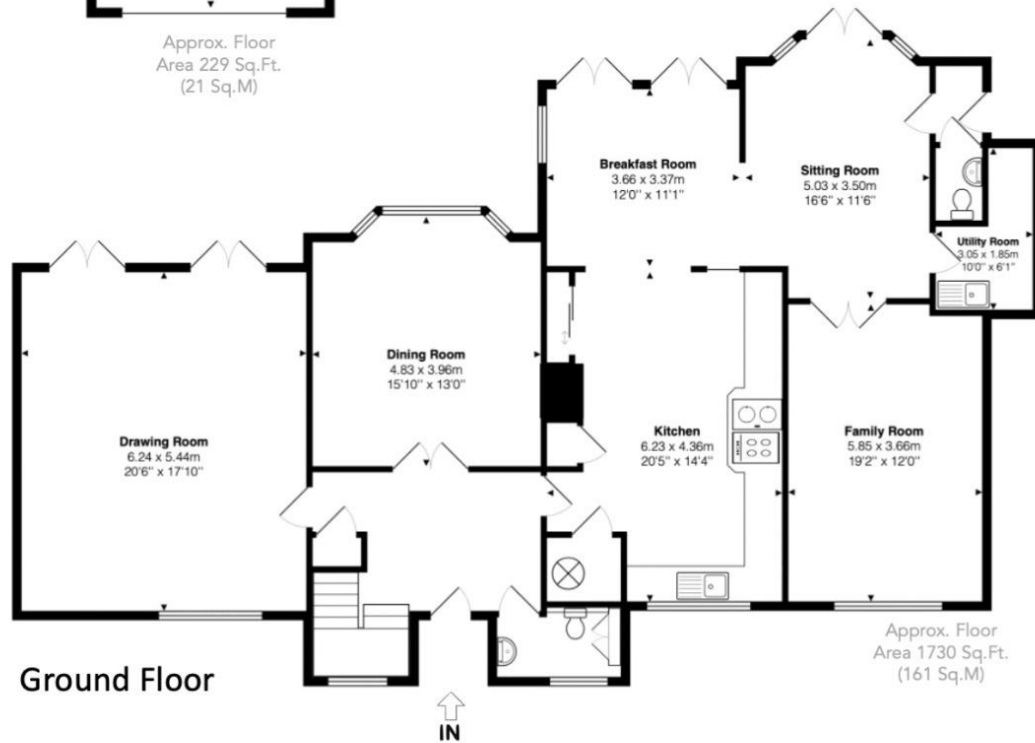
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Approx. Gross Area  
311 sq m – 3352 sq ft



Approx. Floor Area 229 Sq.Ft. (21 Sq.M)



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.

