

**The Barn, Burtons Lane, Chalfont St Giles,
Buckinghamshire, HP8 4BA**



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RESIDENTIAL SALES

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Approached via a gated access and set in grounds of approximately 0.27 acres in all, this stunning three-bedroom detached barn offers stylish and contemporary living space which blends beautifully with its more rustic semi-rural surrounds. The property has been developed to an extremely high standard while still retaining a wealth of character and charm. The accommodation is flooded with natural light and comprises 28.5ft living/dining room, open plan kitchen with integrated appliances, separate utility/boot room, three bedrooms, master bedroom with ensuite facilities, further family bathroom. Outside there is a separate brick-built studio/office flanked by a raised patio area providing an ideal space to entertain. The gardens are beautifully maintained and there is parking, several vehicles to include an electric point for future charging. Freehold – EPR: B – Council Tax Band: TBC

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. 1.4 miles from the property and approx. 1.7 miles to Chorleywood station) 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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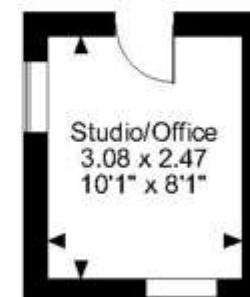
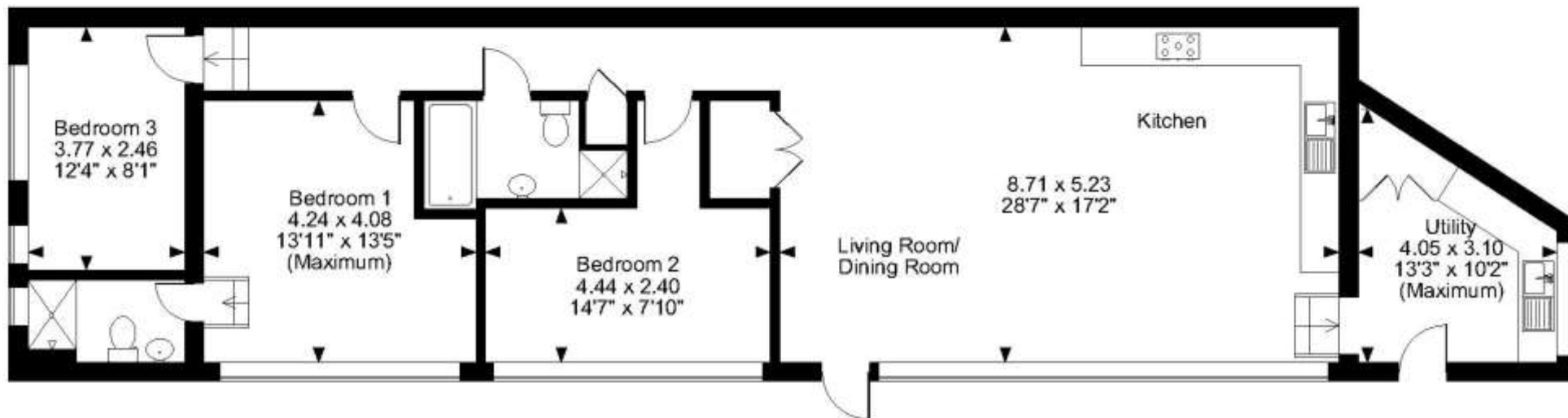
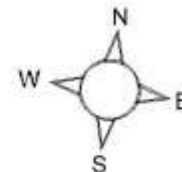
Directions: From the shops in Little Chalfont proceed in the direction of Amersham turning left into Burtons Lane. Carry on along the road for approximately 1 mile and The Barn can be found on the left behind a pair of wooden gates.

* 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

The Barn, Burtons Lane, Chalfont St. Giles
Approximate Gross Internal Area
Main House = 1265 Sq Ft/118 Sq M
Studio/Office = 82 Sq Ft/8 Sq M
Total = 1347 Sq Ft/126 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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