



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Ranworth  
Doggetts Wood Lane  
Chalfont St Giles  
Buckinghamshire  
HP8 4TJ

Spacious five double bedroom family home located in a private and much sought after, leafy residential Lane. This extremely well presented property offers substantial off road parking and is enhanced by the secluded, mature gardens all set in a delightful plot of over half an acre. This wonderful property is a short walk from the village of Little Chalfont which benefits from the main line station and is within catchment for first class schooling.

GUIDE PRICE £2,600,000



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





# WILSON HEAL

**Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5 mile radius of the property.**

Five double bedrooms \*Four bathrooms (three of which are ensuite) \* Four receptions\* Kitchen/breakfast room \*Utility room \* Wc/cloaks\* Double Garage\* Off road parking \* Over half an acre plot\* Private Lane\* Southwest facing rear garden

Approached over a shingle driveway offering substantial off-road parking and access to a double garage. Fully enclosed by mature trees and clipped evergreen hedging, shaped lawned area and flower beds.

Timber double doors open to the enclosed reception porch with a glazed entrance door through to the attractive hall with original solid oak parquet flooring. There is a small understairs storage, door to a cloaks lobby area with door to the WC.

Study/family room to the front aspect.

Kitchen/Breakfast room is well fitted with cream Shaker style bespoke fitted units and granite worktops. The Gas Aga range oven and separate gas hob(Neff) with extractor unit over. Dish washer (Neff) and larder fridge are all integrated, the microwave is concealed with a matching door. Spacious breakfast area has an attractive large bay window which offers views over the garden. Quarry tiled flooring.

Inner lobby with door to garden through to a further family/Hobbies room. Access from here to the well fitted utility room with timber worktops and deep Butler sink. Space for washing machine and fridge or freezer. Ceramic flooring.

Also accessed from the lobby is the double integral garage with remote controlled doors. Also housing wall mounted double boilers (Glowworm) and domestic meters.

Sitting room has large French doors and windows with views over the garden, brick-built fireplace with attractive gas effect log burner. Timber flooring through to the spacious dining room, which is also accessed from the hall, limestone open fireplace.

Turned staircase with attractive timber balustrades,

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

Sales | 01494 764200  
Lettings | 01494 549966

leads to the open, bright landing area. Loft access with ladder and light. Double linen storage cupboard.

Main bedroom is double aspect with a range of fitted robes, modern ensuite shower room.

Four further bedrooms, all double. Bedrooms four and five both benefit from modern ensuite shower rooms.

Superb, contemporary family bathroom with standalone pea shaped central bath and large glazed walk-in shower, two ladder style chrome towel/radiators, tiled under floor heating.

The property sits within a well maintained 0.56 of an acre plot. This tranquil Southwest facing rear garden is a superb feature of this wonderful family home. Enhanced by a backdrop of mature trees, which include Silver Birch, Oak and Hornbeam. A display of many mature Rhododendron enhances colour in the Spring. The large lawned area has several inset herbaceous borders. A wide, paved patio runs the length of the property with a shaped seating area. There are also two timber storage sheds and a small timber summerhouse. Timber gate offers side access. Private grounds to the rear.



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





# WILSON HEAL

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.



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

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





**WILSON HEAL**

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

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



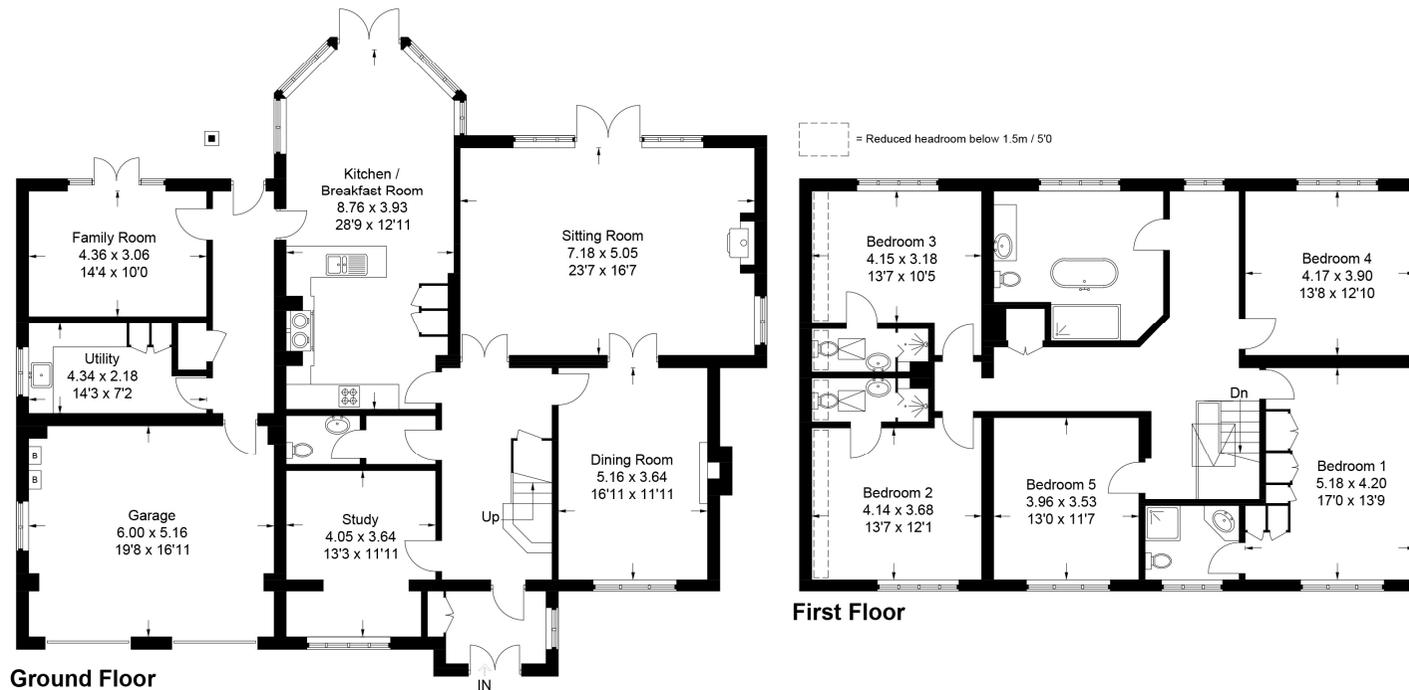


# WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966

Approximate Gross Internal Area = 340.9 sq m / 3,669 sq ft  
(Including Garage)



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.

© CJ Property Marketing Ltd Produced for Wilson Heal



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)

