



Burtons House, Burtons Lane, Chalfont St Giles, Buckinghamshire. HP8 4BA

WILSON HEAL



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Impressive individual detached character family home situated in a quiet and tranquil village location. Nestling in a large well established plot of 1.75 acres, the house boasts open country views to the front and side with woodland to the rear. Offering excellent potential for further extension, the house has undergone numerous improvements by the current vendors and offers versatile and spacious accommodation presented in a contemporary style.

* Entrance Hall * Cloakroom * Sitting Room * Drawing Room * Study * Garden Room * Large Open Plan Kitchen/Breakfast Room * Utility Room * Master Bedroom Suite with En-Suite Dressing and Bathroom * Three Further Bedrooms * Two Bathrooms * Swimming Pool Complex with Cloak & Shower Room * Double Garage * Well Established 1.75 Acre Plot *



The property is accessed via the entrance porch, which leads through to the inner hallway with solid wood flooring and doors through to all the principal reception rooms. The sitting room lies to the front of the house and has a pretty bay window and fireplace and the drawing room also benefits from a bay window and a feature fireplace and opens directly onto the study and then through to the garden room. The kitchen/breakfast room lies to the rear of the house and is comprehensively fitted with a range of eye and base level units with granite work surfaces and integrated appliances. There is also a breakfast bar seating area and sky lights, flooding the room with light. The breakfast area has full width bi-fold doors opening onto the outside terrace. There is underfloor heating in the kitchen and family room. There is also a fully fitted utility room and a guest cloakroom on the ground floor.

To the first floor the master bedroom is double aspect, has a large dressing room and a modern en-suite bath/shower room with underfloor heating. There are 3 further bedrooms, a family shower room and a separate family bathroom.

The large heated indoor swimming pool complex benefits from doors leading out to the paved dining area and garden. There is a separate cloakroom and shower room.



An undoubted feature of the house are the gardens which are laid principally to lawn with terrace and shrub beds to the rear of the house. From the lawns to the rear, there is a general slope up to a lightly wooded area and to the south-eastern end of the gardens is an attractive dell. Adjacent to the copse is a grassed area, previously used as a tennis court, offering the potential to convert back to this use.

Location: Little Chalfont 1 mile, London Marylebone 33 minutes, Chorleywood 1.7 miles, M25 J17 2.4 miles, Amersham 3.2 miles, Gerrards Cross 6 miles, M40 J2 6.8 miles, Beaconsfield 8 miles, London Heathrow 15 miles, Central London 26 miles. (All distances and times are approximate).

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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Energy Efficiency Rating

Energy efficiency rating scale for England & Wales, from A (92+) to G (1-20). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). The current rating is 71, and the potential rating is 75. The EU Directive 2002/91/EC is mentioned at the bottom right.

Rating	Current	Potential
A (92+)		
B (81-91)		
C (69-80)	71	75
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

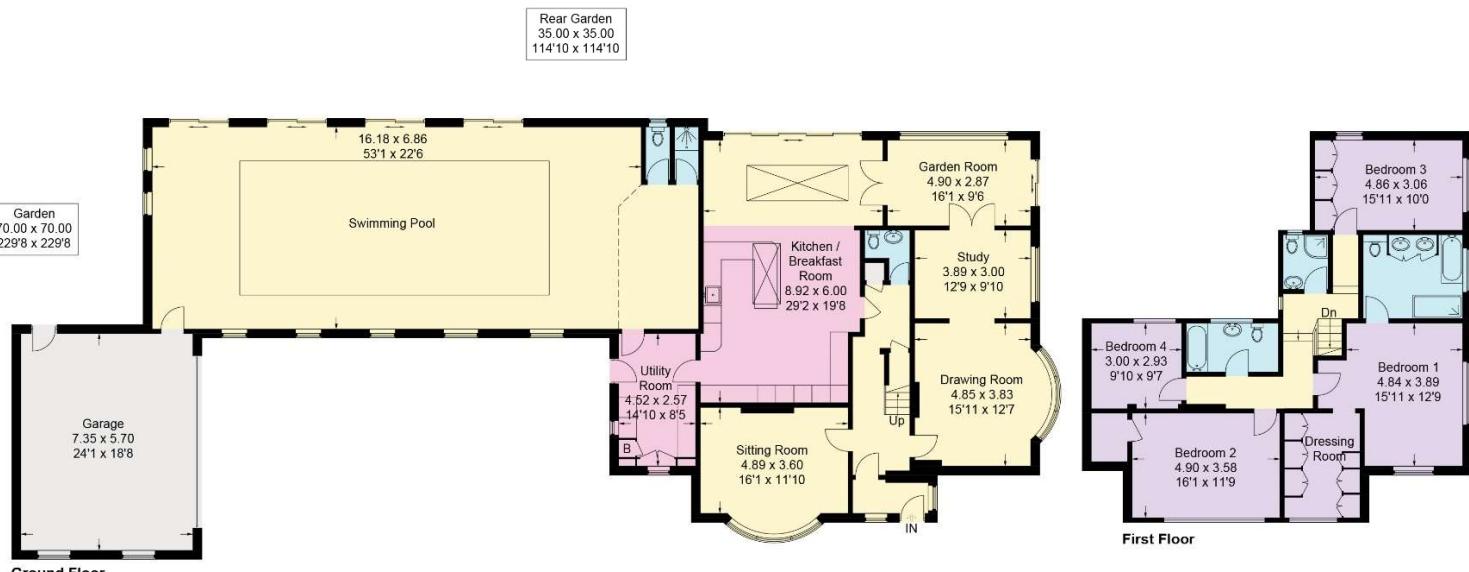
EU Directive 2002/91/EC



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Burtons House

Approximate Gross Internal Area
Ground Floor = 294.0 sq m / 3,165 sq ft
First Floor = 105.0 sq m / 1,130 sq ft
Total = 399.0 sq m / 4,295 sq ft



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.

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