



ROBSONS
RESIDENTIAL SALES

**Brayfield Lane,
Chalfont St Giles, Buckinghamshire, HP8 4FA**

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Situated in a sought-after cul-de-sac just a few hundred yards from the centre of Little Chalfont this wonderful 5/6-bedroom detached family home occupies an enviable position and offers spacious and well laid out accommodation over three floors. On entering the property, a generous reception hall leads to the principal rooms. The living/dining room extends to some 34ft in length and features a stunning vaulted ceiling. The kitchen/breakfast/family room is well fitted and spans nearly the entire width of the property. On the first floor there are 4 double bedrooms and family bathroom, while the master enjoys its own dressing room and ensuite facilities. On the second floor there two further bedrooms, one with ensuite and a sixth bedroom/family room. Outside there are well maintained gardens, a double garage and off-street parking.

Freehold - EPR: B - Council Tax Band: H - Service Charge: 2023 Half Yearly - currently £174.38

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. 0.4 miles 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

Little Chalfont

Buckinghamshire

HP7 9PR

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Directions: From the centre of little Chalfont head down Burtons Lane in the direction of Chorleywood. After a few hundred yards Brayfield Lane can be found on the left-hand side

* 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

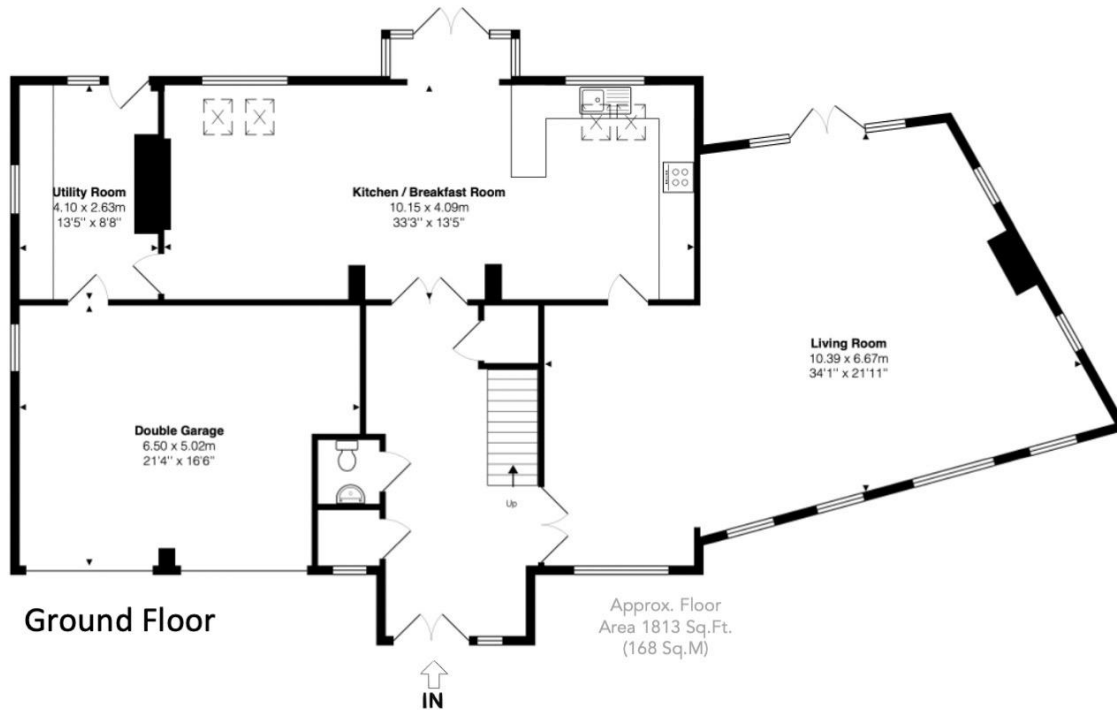
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Approx. Gross Area
317 sq m – 3415 sq ft



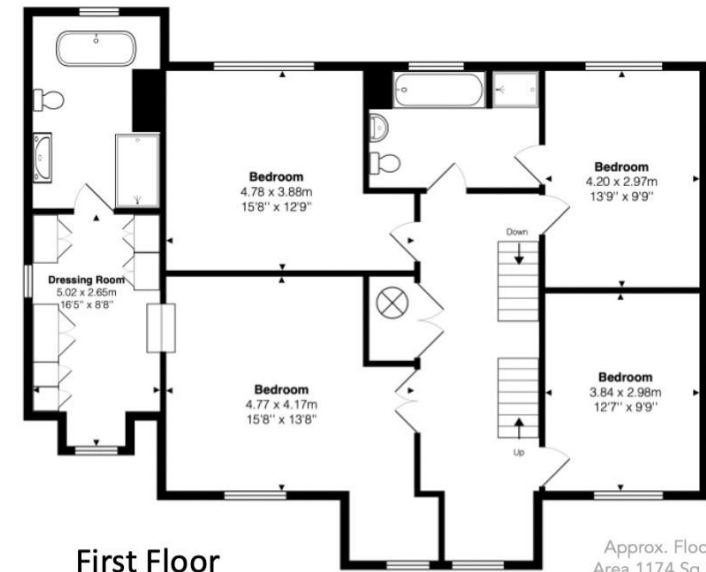
Second Floor

Approx. Floor Area 429 Sq.Ft. (40 Sq.M)



Ground Floor

Approx. Floor Area 1813 Sq.Ft. (168 Sq.M)



First Floor

Approx. Floor Area 1174 Sq.Ft. (109 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.

