



Copperbeech, Long Walk, Chalfont St Giles,
Buckinghamshire, HP8 4AN

ROBSONS
RESIDENTIAL SALES

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A spacious 6-bedroom and 3-bathroom detached property, approached across a sweeping carriage driveway, complete with 100ft southerly facing rear garden. Copperbeech forms part of a sought after, private tree-lined avenue, within a semi-rural location only 1 mile from Chalfont & Latimer train station (under and overground service) and local amenities. The ground floor provides excellent living accommodation, with a selection of three independent reception rooms (including a fantastic 21' x 14'8" vaulted family room with cast iron stove and doors onto the large sun terrace and lawned garden); and open plan kitchen/breakfast room, also with doors onto the garden. Fitted wardrobes/storage in all bedrooms. Furthermore, there is a sizeable attic (24' x 12'), accessed by a staircase and currently used as an office. Double integral garage, currently used as a gym. Freehold - EPR: D - Council Tax Band: G

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 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

Little Chalfont

Buckinghamshire

HP7 9PR

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From our Little Chalfont office turn right onto the A404, through the village, passing the parade of shops. Shortly before the mini-roundabout turn left onto Burtons Lane. Follow the road for approximately half a mile and Long Walk can be found on your left-hand side. Copperbeech can be found towards the end of Long Walk on your right-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.

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Approx. Gross Area
286 sq m – 3075 sq ft (Incl Attic)



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