



Wayside, Vache Lane, Chalfont St Giles,
Buckinghamshire, HP8 4SB

ROBSONS
RESIDENTIAL SALES

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A superb opportunity to purchase this classic three bedroom detached house with handsome, well proportioned rooms sitting in a delightful, well established, mature garden measuring approx. 125ft and located amongst high calibre homes only about half a mile from the picturesque and highly regarded village of Chalfont St Giles.

Wayside now requires complete modernisation and offers good potential for enlargement and remodelling, subject to the usual consents. No onward chain.

Freehold - EPR: G - Council Tax Band: G

The picturesque village of Chalfont St Giles is 0.2 mile walk from the property with the area being renowned for its highly regarded educational facilities, variety of community and social amenities plus excellent rail communications with a choice of Chalfont and Latimer (2.5 miles), Chorleywood, Seer Green and Gerrards Cross stations all within 4 miles of the property. The M25 and the M40 are also both within 6 miles of the property. The area boasts highly sought after schooling with a choice of well regarded private and state schools including the renowned Grammar School of Dr Challoner's.



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 and at the roundabout turn left into Cokes Lane. Continue along this road, which becomes Nightingales Lane, for approximately 2 miles. The property can be found on your left-hand side being the third house after Gorelands Lane.

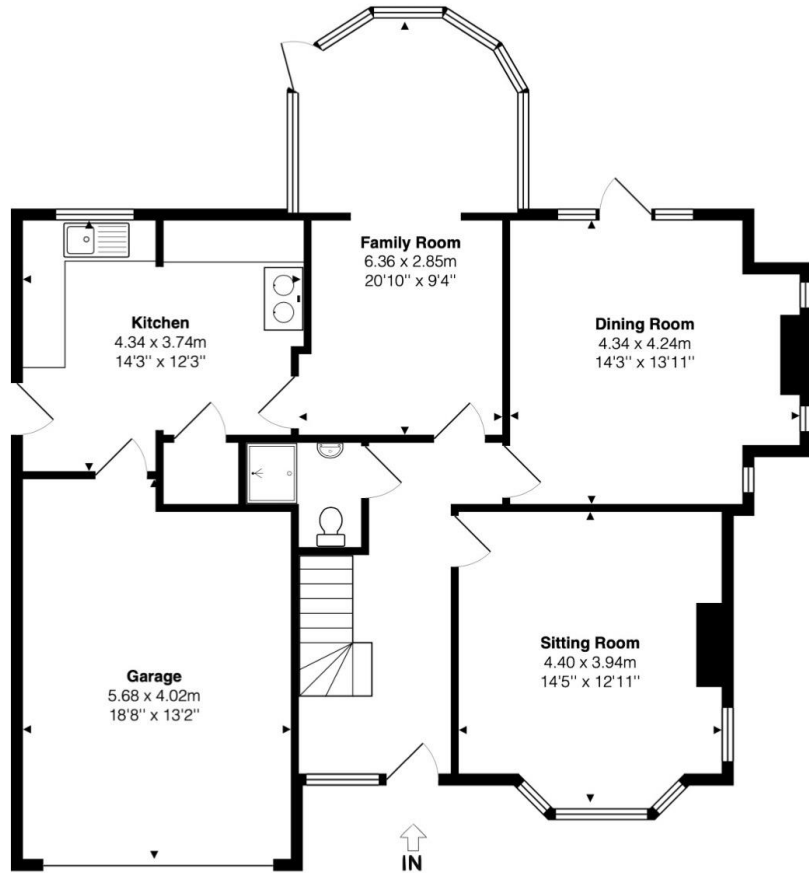
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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
165 sq m – 1778 sq ft (Incl Garage)



Ground Floor

Approx. Floor Area 1135 Sq.Ft. (105 Sq.M)



First Floor

Approx. Floor Area 644 Sq.Ft. (60 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.

