

**10 Lodge Lane, Chalfont St Giles,
Buckinghamshire, HP8 4AQ**



ROBSONS
RESIDENTIAL SALES

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An attractive three-bedroom semi-detached cottage situated in this enviable semi-rural location in catchment for local grammar schools. Set within an area of outstanding natural beauty, the property boasts delightful outlooks and yet is within easy striking distance of both Chalfont & Latimer and Chorleywood villages . The property has been skillfully extended to the rear to create a superb, vaulted kitchen/dining/family room opening onto a mature garden measuring approximately 80ft and offers ample opportunity for further extension, if required, and subject to the usual consents. No onward chain.

Freehold - EPR: D - Council Tax Band: E

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 services to Central London for all work and socialising needs, approx. 1.15mile on foot) 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) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; 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

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Buckinghamshire

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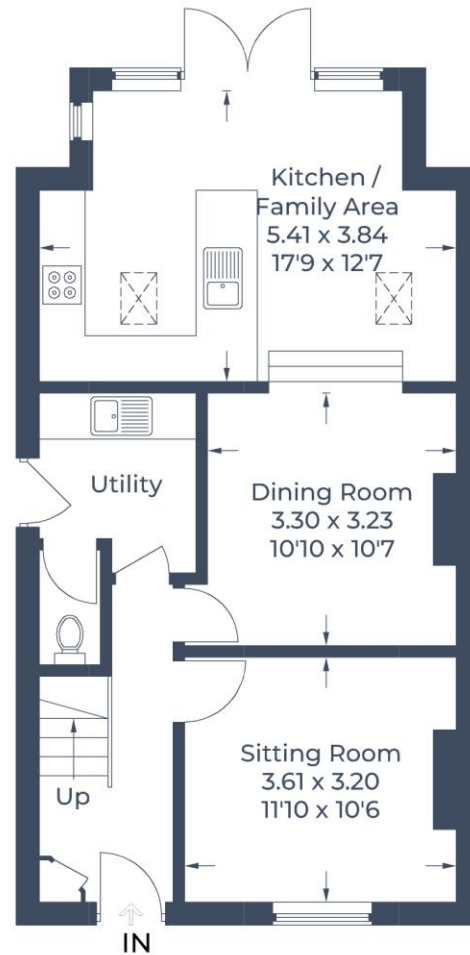
Directions: From our Little Chalfont office turn left onto the A404 and follow the road under the railway bridge. Continue along the Amersham Road towards Chorleywood and take the third turning on the right into Church Grove which becomes Lodge Lane. Follow the road under the railway bridge, past Long Walk and the property can be found on the 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.

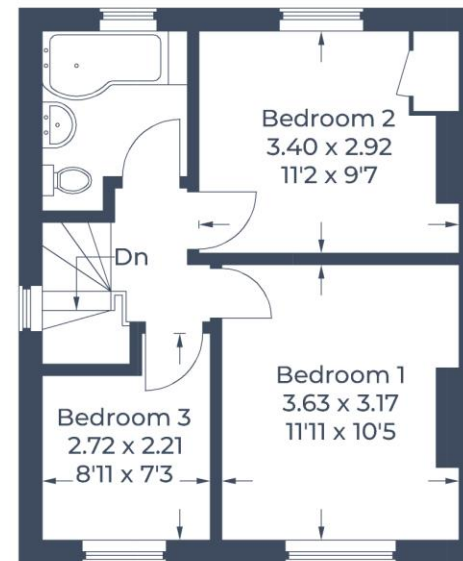
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* 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

Approximate Gross Internal Area
Ground Floor = 56.5 sq m / 608 sq ft
First Floor = 36.2 sq m / 390 sq ft
Total = 92.7 sq m / 998 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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