

APPROX. GROSS INTERNAL FLOOR AREA 1462 SQ FT / 136 SQ M INCL. GARAGE

2 POLLARDSWOOD COTTAGES, NIGHTINGALES LANE, HP8 4SL

JOHN NASH & CO.

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 716 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 746 SQ FT

Energy Efficiency Rating

England, Scotland & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(82+)
A	(61-91)
B	(55-68)
C	(49-54)
D	(43-54)
E	(35-48)
F	(27-38)
G	(1-20)
Not energy efficient - higher running costs	

Current: 65
Potential: 77

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A beautifully presented 3 bedroom thatched cottage, conveniently located between the two charming villages of Chalfont St Giles and Little Chalfont. Situated in an area of outstanding natural beauty, the ground floor of this stunning property has a generous entrance hall, large living/dining room with two feature fireplaces housing gas log burners, a modern fitted kitchen with gas fired Aga and an extensive range of wall and base units, separate utility room with door to rear, a downstairs shower room, good sized cloakroom area and a separate WC. On the first floor there is a pretty window seat on the landing, three double bedrooms with built-in storage; the master bedroom benefitting from a Jack and Jill bathroom with roll top bath.

Outside, the gated gravel driveway offers ample parking alongside the beautifully maintained garden with an area of lawn and mature trees and shrubs. To the rear of the property is a private, paved courtyard with a shed and storage area, outside tap, sink and power.

UNFURNISHED - AVAILABLE NOW

EPC - D

Location

Widely considered to be one of the most prestigious roads in the area, the property is perfectly placed between the historic village of Chalfont St Giles and the popular commuter village of Little Chalfont both of which offer an array of coffee shops, restaurants and supermarkets. A short drive away, Amersham offers a wider selection of high street shops and facilities. Nearby Chalfont and Latimer Station provides quick and easy access into London via the Metropolitan or Chiltern lines, whilst the M25, M40 and M4 are all within a few miles, taking you to London, Oxford, Birmingham and beyond. The major airports are also accessible being only a 30 minute drive from London Heathrow, 35 minutes from London Luton and 60 minutes from London Gatwick. The area is renowned for its excellent standard of education and nearby schools include Dr Challoners High School and Beaconsfield High School for girls, and Dr Challoners Grammar School for boys.

