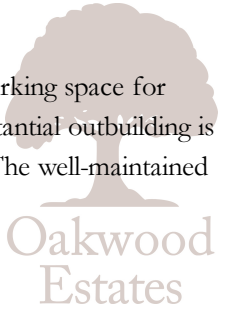


Upon entering the property, you are welcomed by a spacious and inviting hallway that sets the tone for the rest of this impressive home. To the left, you'll find the cinema room, designed for ultimate comfort and entertainment, currently fitted with six plush reclining chairs and a wall-sized projector screen, perfect for movie nights. Moving through the hallway, the heart of the home unfolds—a stunning open-plan kitchen, dining, and living space. The kitchen, features a sleek central island, granite countertops, a 5-ring gas hob, double Neff ovens, and an integrated wine cooler. Adjacent to the kitchen is the dining area, enhanced by two large skylights that flood the space with natural light, with patio doors that lead directly to the rear garden. The living area, seamlessly connected to the kitchen, benefits from bi-folding doors that open out to the patio, creating a perfect blend of indoor and outdoor living. Just off the kitchen is a generously sized utility room, continuing the high-spec finishes with ample storage through both floor and eye-level units. Additionally, the ground floor includes a well-appointed WC for convenience and direct internal access to the double garage, providing secure parking and additional storage space.

Ascending to the first floor, the property boasts four well-proportioned bedrooms, each offering comfort and privacy. The principal bedroom is a luxurious retreat, complete with a walk-in wardrobe and a stylish ensuite featuring a shower, toilet, and basin. Bedrooms two and three, positioned at the rear and front of the property respectively, also benefit from their own ensuites with modern fittings. Bedroom four, located at the front, is serviced by the nearby family bathroom, which includes a bath, separate shower, toilet, and basin.

Externally, the property sits on an enviable corner plot, offering side access from both sides and ample parking space for approximately six vehicles. The double garage provides further parking or storage options. To the rear, a substantial outbuilding is currently configured as a fully equipped gym and home office, offering versatility to suit a variety of needs. The well-maintained garden and patio area provide the perfect outdoor setting for entertaining and relaxation.






## Property Information

-  4 BEDROOM DETACHED HOUSE
-  0.27 ACRE PLOT
-  GYM AND HOME OFFICE OUTBUILDINGS
-  NO ONWARD CHAIN
-  3575 SQ FT
-  LARGE OPEN PLAN KITCHEN/DINING/LIVING ROOM
-  DOUBLE GARAGE
-  POTENTIAL TO EXTEND (STPP)
-  COUNCIL TAX BAND- G

					
x4	x2	x4	x7	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Ground Floor**  
Floor area 179.1 sq.m. (1,928 sq.ft.)

**First Floor**  
Floor area 112.3 sq.m. (1,208 sq.ft.)

**Outbuilding**  
Floor area 40.8 sq.m. (439 sq.ft.)

**TOTAL: 332.2 sq.m. (3,575 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Location

Nestled within the scenic embrace of the Chiltern Hills in Buckinghamshire the village has a captivating charm. With a profound historical legacy, this enchanting village proudly showcases a mosaic of architectural treasures and unspoiled natural splendour. The village, with its roots tracing back to medieval times, features a delightful mix of historic buildings, cobblestone streets, and traditional cottages, creating an enchanting atmosphere that transports visitors to a bygone era. The heart of Chalfont St Giles is the village green, a tranquil expanse bordered by timber-framed houses and punctuated by a centuries-old market cross, providing a focal point for community gatherings and events.

### Leisure

Chalfont St Giles offers a range of leisure activities, providing residents and visitors with opportunities to relax and engage in recreational pursuits. The village, surrounded by the scenic Chiltern Hills, invites nature enthusiasts to explore the picturesque countryside through walking and hiking trails.

The Chiltern Hills, with their rolling landscapes and ancient woodlands, are ideal for outdoor activities. Whether it's a stroll along well-maintained footpaths or more challenging hikes, the area provides a serene escape for those seeking fresh air and natural beauty.

The village maintains a strong sense of community, and local events and fairs contribute to the available leisure options. Community gatherings, seasonal festivals, and markets create opportunities for residents to socialize and enjoy the vibrant atmosphere.

### Transport Links

The Chalfont & Latimer station, situated a few miles away, operated by Transport for London (TfL), offers train services on both the Metropolitan

and Chiltern Railways lines. This facilitates swift and direct connections to London, with trains running to key destinations such as Baker Street, Marylebone, and beyond. The efficient rail links make Chalfont St Giles an appealing residential option for those who work or study in the capital.

For road travel, the village is well-connected via the A413 road, providing access to the broader road network. The M25 motorway is within a reasonable driving distance, offering a gateway to major motorways and facilitating journeys to surrounding areas.

### Local Schools

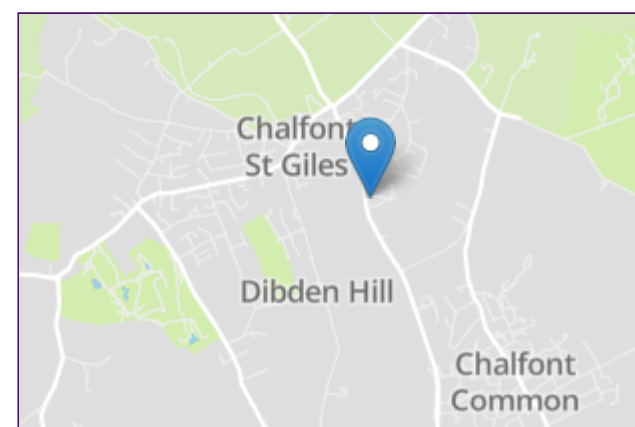
Chalfont St Giles and surrounding areas are home to several excellent schools, offering a range of educational options for children of all ages.

- Chalfont St Giles Infant School and Nursery
- Chalfont St Giles Junior School
- Jordans School
- The Chalfonts Community College
- Dr Challoner's High School
- Beaconsfield High School
- Chalfont St Peter CofE Academy
- Little Chalfont Primary School
- Chesham Grammar School
- Maltman's Green School
- Gayhurst School

We recommend contacting the local authority or individual school to ensure your child is eligible to attend the educational institution of choice.

### Council Tax

Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		