



HILL FARM LANE, CHALFONT ST. GILES

COLMAN  
&CO



HILL VIEW, HILL FARM LANE

CHALFONT ST. GILES

HP8 4NT

A modern family house with accommodation over three floors on the semi rural outskirts of the Village.

LARGE OPEN PLAN KITCHEN-DINING ROOM

OPENING TO DOUBLE ASPECT SITTING ROOM

BI-FOLD DOORS TO GARDEN

5 BEDROOMS, 4 BATHROOMS

GAMES ROOM

DOUBLE GARAGE WITH OFFICE/PLAYROOM ABOVE

BACKING SOUTH WITH LEVEL GARDEN

EPC = D

#### THE PROPERTY

Backing south, the property has been stylishly remodelled to feature a large modern open plan fully equipped Kitchen - Dining Room with wide Bi-Fold doors to the garden. The comfortable Sitting Room with double aspect enhances the hub of the house. Located towards the end of a lane close to open countryside and several footpaths, the property is still only under a mile from the Village centre.

#### ACCOMMODATION

Covered Entrance. Entrance Hall with understairs cupboard. Cloakroom with vanity basin, low level WC, tiled floor.

Kitchen - Dining Room superbly equipped with a modern range of floor and wall cupboards, Neff induction hob, oven and microwave, extractor fan, American style fridge/freezer, large island unit with double sink, Quooker cold, hot & boiling water tap, breakfast bar, granite worktops, integrated dishwasher. Water softener. Full width Bi-fold doors to garden.

Sitting Room with double aspect, concealed cornice lighting feature, wide glass-fronted electric fire with adjoining cupboards. Games Room.

Tiled floor throughout ground floor with underfloor heating. Speaker system.

On the first floor underfloor heating. Landing heated linen cupboard with pressurised hot water storage tank.

Bedroom 2 built-in wardrobe cupboard. En suite Shower Room.

Bedroom 3 built-in wardrobe.

Bedroom 4 built-in wardrobe.

Bedroom 5 mirror-fronted wardrobe cupboard.

Access to the large eaves room above. Shower Room.

On the second floor

Bedroom 1 large eaves storage, cupboard containing LPG gas fired central heating boiler, further eaves storage. En suite Shower Room.

#### OUTSIDE

Double Garage (Rated separately Band A) with automatic folding door, light and power. External door to Kitchen with fitted floor and wall cupboards, plumbing and space for washing machine and space for tumble dryer, space for fridge, oven and electric hob, tiled walls and floor. Access to Shower Room. Paddle stairs to first floor Office/Playroom with wood flooring.

With gated access the garden is well enclosed by fencing and walling. The large gravel driveway provides parking space for several cars.

To the rear of the property, the wide terrace takes full advantage of the south facing aspect. The rear garden is level, enclosed by walls and fencing with Conifer hedging and an artificial grass lawn.

**PLEASE NOTE** there is private drainage and LPG (Liquefied Petroleum Gas) central heating. There is no mains gas or mains sewer in this location.



## GENERAL

### Local Authority

Chiltern District Council  
Council Tax Band: G

### Services

Mains water, private drainage, LPG heating system and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Approximate Gross Internal Area

Ground Floor = 88.7 sq m / 955 sq ft

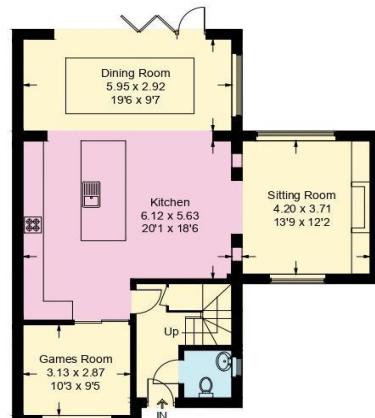
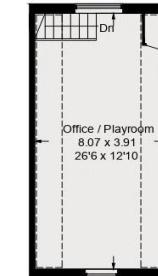
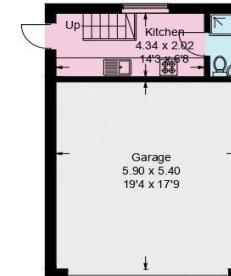
First Floor = 68.2 sq m / 734 sq ft

Second Floor = 35.2 sq m / 379 sq ft

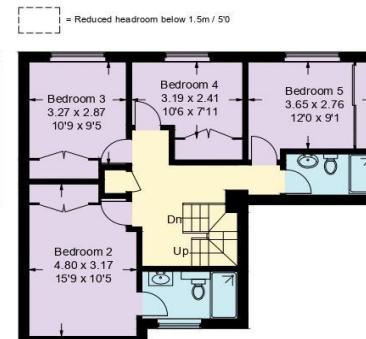
Outbuildings = 75.9 sq m / 817 sq ft

Total = 268.0 sq m / 2,885 sq ft

(Excluding Eaves)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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