



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:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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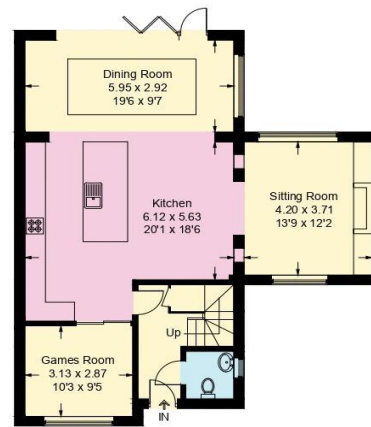


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

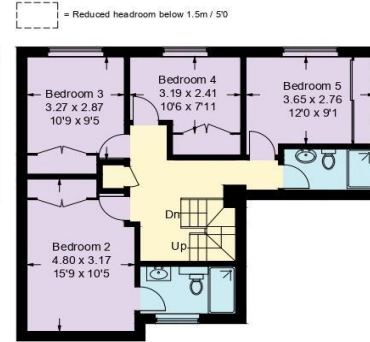
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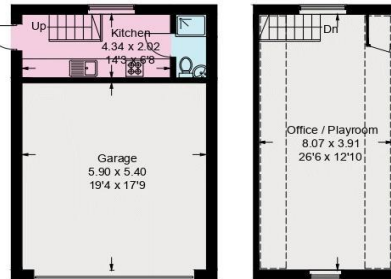
Approximate Gross Internal Area
Ground Floor = 88.7 sq m / 955 sq ft
First Floor = 68.2 sq m / 734 sq ft
Second Floor = 35.2 sq m / 379 sq ft
Outbuildings = 75.9 sq m / 817 sq ft
Total = 268.0 sq m / 2,885 sq ft
(Excluding Eaves)



Ground Floor



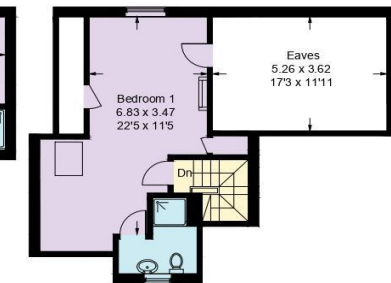
First Floor



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)



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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