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Hill View, Hill Farm Lane, Chalfont St. Giles, HP8 4NT

An attractive and modern five bedroom detached house situated in a charming semi rural location.

- Modern Five Bedroom Detached Family Home
- Stunning Open Plan Kitchen / Dining / Living Room
- Stylish Sitting Room and Second Reception Room
- Entrance Hall and Cloakroom
- Two Ensuite Bedrooms and Shower Room Off Landing
- Double Garage and Self Contained Annex
- Tastefully Landscaped Low Maintenance Gardens
- One Mile Walk to Village Centre
- Situated on a Highly Sought After Leafy Private Road
- Immaculately Presented Throughout

This stylish, modern home provides spacious, well proportioned accommodation that is immaculately presented throughout. One of the many highlights is the palatial open plan kitchen / dining / living area, a perfect space for entertaining guests or enjoying time with the family. Adjacent to the kitchen is a sitting room and a second reception room which works well as a snug or study. A cloakroom and entrance hall complete the ground floor. On the first floor there are four bedrooms, one with an ensuite and a shower room off the landing. The principal bedroom with an ensuite shower room and various storage areas can be found on the second floor. Externally the property benefits from tastefully landscaped gardens, ample driveway parking and a double garage / self contained annex. The annex features a kitchen, shower room and a large room - superb for a man cave, teenagers den, an office or a bedroom (the options are endless).



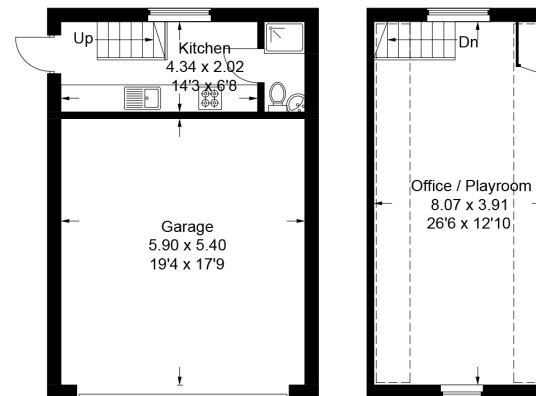


Chalfont St Giles is a sought after village nestled in the Chiltern Hills, approximately 25 miles northwest of Central London. Excellent transport links are available close by with Chalfont & Latimer station providing a fast rail service into central London (Chiltern Rail to Marylebone), and there is easy access to major road networks, including the M25 and M40, ensuring seamless connectivity to surrounding areas. Highly regarded state and private schooling options are available locally.



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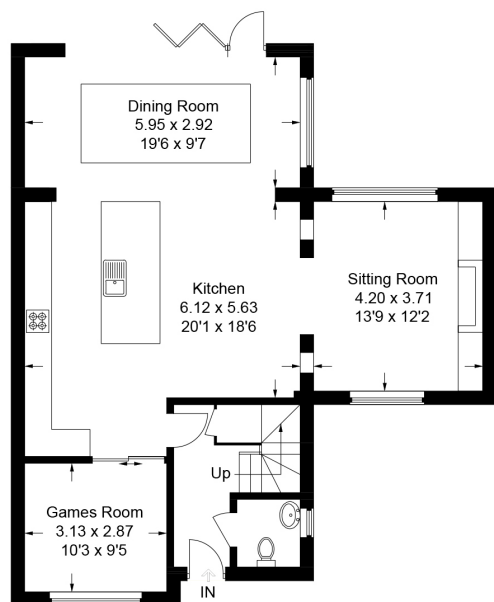
Approximate Gross Internal Area
 Ground Floor = 88.7 sq m / 955 sq ft
 First Floor = 68.2 sq m / 734 sq ft
 Second Floor = 35.2 sq m / 379 sq ft
 Outbuildings = 75.9 sq m / 817 sq ft
 Total = 268.0 sq m / 2,885 sq ft
 (Excluding Eaves)



Ground Floor

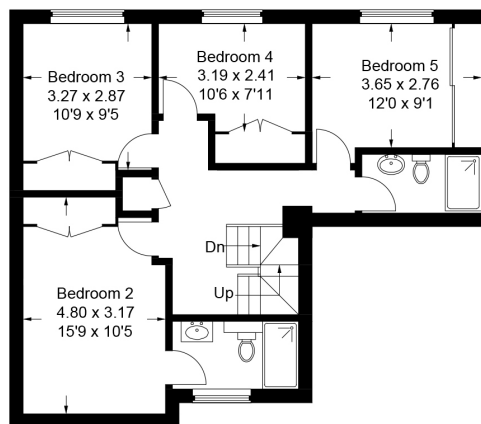
First Floor

(Not Shown In Actual Location / Orientation)

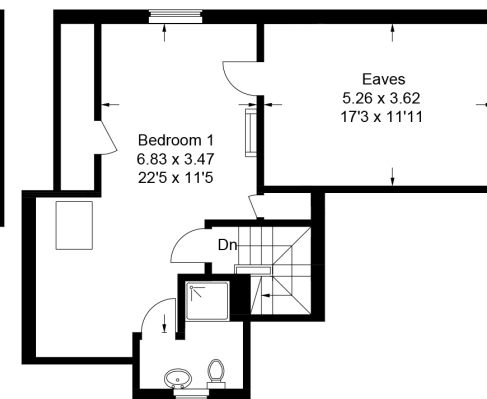


Ground Floor

= Reduced headroom below 1.5m / 5'0"



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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