



Wayside
Vache Lane, Chalfont St Giles, Buckinghamshire



A handsome detached three bedroom home set in generous, mature gardens and offered with no onward chain.

A classically elegant character home offering excellent potential to improve and update.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



MATURE GARDENS



FREEHOLD



VILLAGE



1,946 SQ FT



**GUIDE PRICE
£950,000**



The property

Ideally located in the picturesque village of Chalfont St Giles, this character home offers well proportioned rooms and character features.

The property is an ideal candidate for some modernisation with superb potential for extension (ssstp) and reconfiguration.

A solid wood front door opens to a welcoming entrance hall, with stairs rising to the first floor and a ground floor shower room. Three high ceilinged reception rooms include a dining room with bay window, picture rail and a fireplace with a fitted gas fire. There is a double aspect sitting room with a door to the garden and a feature recessed fireplace fitted with a gas fire.

Next to the kitchen is a family room with character features including an original servant bell push system and a glazed display cupboard. This opens into a conservatory with floor to ceiling glazing and twin doors into the garden.

The kitchen/breakfast room includes fitted cupboards, an Aga, a pantry and an integral door to the large garage, there is also a door to the outside.

On the first floor, there are three charming double bedrooms each with Victorian style fireplaces and a bathroom with separate WC



Outside

The property is approached through a five bar gate leading onto a brick Paviour driveway providing parking and access to a large attached garage. There is gated access to either side and an area wide enough to accommodate additional parking or space to extend.

The rear garden is laid mainly to lawn with a large central ornamental pond well screened by fencing and mature hedging.

Location

The Village of Chalfont St Giles is nestled with the stunning Buckinghamshire countryside and is bordered by the equally sought after neighbourhoods of Chalfont St Peter, Gerrards Cross, Beaconsfield, Amersham and Little Chalfont.

The local area has exceptional transport links, with close proximity to the M25 and M40 motorways, only a short distance to London Heathrow airport and

fast trains into Central London via the Metropolitan line and Chiltern line from Chalfont & Latimer station.

Buckinghamshire is also renowned for its state and private education. Further details regarding schooling and catchments can be found on www.buckinghamshire.gov.uk



Distances

- London Heathrow airport approx. 18 miles

Nearby Stations

- Chalfont & Latimer station approx. 3 miles
- Gerrards Cross station approx. 3.7 miles
- Amersham station approx. 4 miles

Key Locations

- Chiltern Open Air Museum
- Amersham Old Town
- Beaconscot Model Village & Railway

Nearby Schools

- Chalfont St Giles Village School
- Dr Challoner's High School
- Dr Challoner's Grammar School
- St Mary's School
- Beaconsfield High School
- Chalfonts Community College



Approximate Gross Internal Area
 Ground Floor = 108.1 sq m / 1,163 sq ft
 (Including Garage)
 First Floor = 62.4 sq m / 672 sq ft
 Shed = 10.3 sq m / 111 sq ft
 Total = 180.8 sq m / 1,946 sq ft



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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Floorplans

House internal area 1,946 sq ft (180.8 sq m)
 For identification purposes only.

Directions

HP8 4SB

what3words: //voters.scan.talent

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

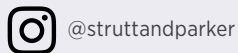
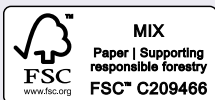
EPC Rating: G

Gerrards Cross

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