

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

**PRIVATE ESTATE SELF BUILD
OPPORTUNITY**

LAND ADJACENT TO OLD BEAMS, THREE HOUSEHOLDS,
CHALFONT ST GILES, HP8 4LW





AMENITIES

- ✓ Exclusive gated private road location
- ✓ Fully serviced plot ready for onward delivery
- ✓ Large private plot extending to approx. 0.2 hectares
- ✓ Approx. 2 miles from Seer Green & Jordans Station
- ✓ Excellent access to London and M40 corridor
- ✓ Ideal for luxury self-build or custom-build purchasers
- ✓ Circa 4,500 sq ft

LOCATION

Nestled within an exclusive location off Three Households, Chalfont St Giles which backs on to Oakland Park Golf Club, this development offers tranquillity. Seer Green & Jordans Train Station is approximately 2 miles from the site, which is on the Chiltern Main Line. By road, Junction 2 of the M40 is located approximately 3.5 miles from the site and enables access to the M25 heading towards London or North towards Birmingham. Chalfont St Giles is a beautiful location with the village offering an array of amenities including a butchers, fruit & veg shop, convenience store and public houses/restaurants. The area is also driving distance to the renowned schools such as including Beaconsfield High School for girls, Dr Challoner's High Schools for girls in Little Chalfont and Dr Challoner's Grammar School for boys.

DESCRIPTION

Set within the exclusive gated private road of Three Households, this rare self-build opportunity provides purchasers with the ability to create a bespoke country residence in one of Chalfont St Giles' most desirable settings.

The fully serviced plot extends to approximately 0.2 hectares (0.5 acres), offering a generous private setting surrounded by established landscaping and countryside views.

Outline planning permission has been secured for access and layout, allowing progression through reserved matters to deliver an individually designed residence tailored entirely to the purchaser's requirements.

LIFESTYLE OPPORTUNITY

Rather than adapting an existing property, purchasers have the opportunity to create a home designed around their own vision – architecture, wellness spaces, entertainment areas, garaging, landscaping and family living requirements.

PRICE

£1,200,000

LEGAL COSTS

Each party to be responsible for their own legal costs

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