



WILSON HEAL



**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



Milton Fields  
Chalfont St Giles  
Buckinghamshire  
HP8 4ES

Tucked away within a quiet residential cul-de-sac in one of Buckinghamshire's most sought-after villages, this spacious four-bedroom detached family home offers versatile and well-presented accommodation, ideally suited to modern family living. Conveniently located within walking distance of the picturesque village, the property combines a peaceful setting with excellent local amenities. A particular highlight of the home is its private, tiered south-facing rear garden, featuring an elevated sun terrace. The large basement/storage area offers secure storage scope for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.

[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



# WILSON HEAL

## Key Features

- Detached four-bedroom family home
- Quiet cul-de-sac location
- Sought-after Buckinghamshire village
- Walking distance to village and highly regarded schools
- Open-plan sitting and dining rooms
- Study/family room
- South-facing tiered rear garden
- Elevated decked sun terrace
- Driveway parking for several vehicles
- 14 panel solar with battery storage
- Electric vehicle charging point
- Extensive basement/storage area with conversion potential (subject to consents)

## Accommodation

The property is approached via a **brick-paved driveway** providing parking for several vehicles and benefits from an electric vehicle charging point together with gated side access.

A part-coloured leaded glazed casement door opens into a **welcoming hallway** featuring polished oak flooring, two understairs storage/cloaks cupboards and a **convenient cloakroom**.

The **open-plan sitting and dining rooms** enjoy elevated views over the rear garden and both benefit from polished oak flooring. The **sitting room** centres around a wood-burning stove with a polished stone surround and oak mantel.



Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

Patio doors open directly onto the feature oak-decked south-facing sun terrace, complete with glazed inset panels and steps leading down to the garden.

Formerly the garage, the **study/family room** provides a flexible additional reception space and enjoys a dual aspect to the front and side.

The **kitchen/breakfast room** overlooks the front of the property and includes an extensive range of base and wall-mounted units, generous work surfaces, a breakfast bar and a one-and-a-half bowl stainless steel sink. Integrated appliances include 'Neff' oven and grill, while further spaces are provided for a washing machine, dishwasher and fridge freezer. A side door provides convenient external access.



# WILSON HEAL

## First Floor

The first-**floor landing** features a built-in linen cupboard and loft access via a ladder to the insulated, partially boarded loft space, which also houses the Vaillant Eco TEC combination boiler, solar power inverter and battery storage units.

The **principal bedroom** overlooks the front of the property and benefits from a range of fitted wardrobes together with an **en-suite shower room** comprising a large corner shower, vanity wash basin, WC and part tiled walls and floor.

There are **three further bedrooms**, all enjoying rear aspects. Bedrooms two and three both feature floor-to-ceiling fitted wardrobes with part-mirrored sliding doors.

The **family bathroom** includes a panelled bath, vanity wash basin, WC and a large corner shower cubicle, complemented by rustic stone-effect porcelain tiling and laminate wood flooring.

## Outside

The **south-facing rear garden** is a particularly attractive feature of the property, offering a high degree of privacy and complete enclosure. Arranged over three levels, it incorporates mature flower beds, shrubs, hedgerows and established trees, creating a delightful outdoor environment. **Two full-width sandstone paved patio areas** provide excellent spaces for outdoor entertaining, while the central section is laid to lawn.



Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

The **lower ground floor storage/workshop area** can also be accessed from the garden and presents significant redevelopment potential, subject to the relevant consents. The area currently has a maximum ceiling height of approximately 1.87 metres.



# WILSON HEAL

## About the Immediate Area

Milton Fields is a well-established residential road in **Chalfont St. Giles**, a sought-after Chiltern village known for:

- Large, detached family homes
- Quiet streets and low traffic
- Strong school catchments
- Access to countryside walks
- A village atmosphere while remaining within commuting distance of London

## Primary Schools

- **Chalfont St Giles Infant School & Nursery** (about 0.2 miles)
- **Chalfont St Giles Junior School** (about 0.4 miles)

## Secondary & Grammar Schools

- **Dr Challoner's Grammar School** (Amersham)
- **Dr Challoner's High School**

- **The Chalfonts Community College**
- Several nearby independent schools including **The Beacon School** and **Merchant Taylors' School**.

## Rail & Underground

- **Chalfont & Latimer Station** (around 2.5-3 miles)
  - Metropolitan Line to London
  - Chiltern Railways to Marylebone
- **Seer Green & Jordans Station** (about 3 miles)
- **Gerrards Cross Station** 4 miles

## Road Connections

Easy access to:

- A413
- M25 (Junction 17)
- M40 via Beaconsfield



**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

## Airports

- Heathrow approximately 25-30 minutes by car.

## Leisure & Recreation

Residents benefit from excellent outdoor amenities:

- Chiltern Hills countryside walks
- Woodland and nature trails
- Cycling routes
- Tennis facilities
- Golf clubs nearby
- Children's play areas
- Village green and duck pond
- Sports fields and community clubs



# WILSON HEAL

All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.

**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



WILSON HEAL

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



WILSON HEAL

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# WILSON HEAL

**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

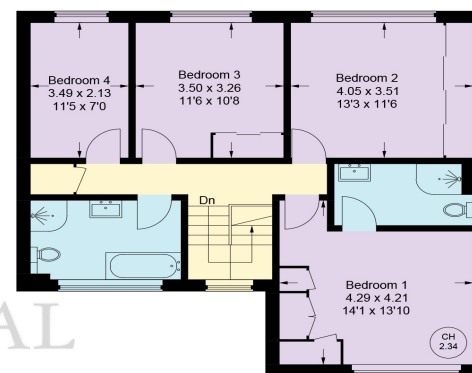
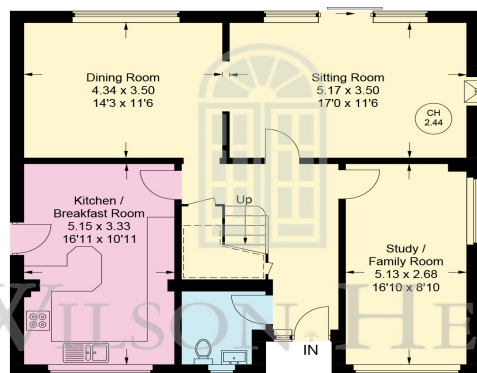
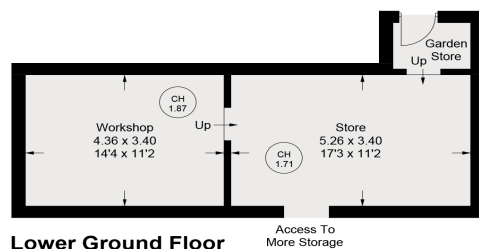
## Milton Fields

Approximate Gross Internal Area  
Lower Ground Floor = 35.4 sq m / 381 sq ft  
Ground Floor = 84.7 sq m / 912 sq ft  
First Floor = 73.8 sq m / 794 sq ft  
Total = 193.9 sq m / 2087 sq ft



= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



Ground Floor

First Floor

Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.