



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



'Little Orchard'
Village Way
Little Chalfont
Buckinghamshire
HP7 9PU

Situated in the heart of the village on an extremely desirable and well established road, this attractive individual character property built in 1925, has been enjoyed and loved by the current family for the last 43 years. Offering versatile and spacious accommodation with excellent potential for further development and extension, the property offers a high degree of privacy on a large south facing plot. Offered with no upper chain.

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The property offers: Open Canopied Porch, Reception Hall, Cloakroom, Spacious Triple Aspect Sitting Room, Dining Room, Family Room, Kitchen/Breakfast Room, Utility Room, Main Bedroom with En-Suite Shower Room, Door Out onto a Large Balcony. Four Further Bedrooms, Family Bathroom, Gas Radiator Heating, Exposed Beams and Latch Doors, Large Well Established South Facing Garden, Double Width Detached Garage.

Location A highly sought after, and well-established road located within a stone's throw of Little Chalfont village with a vibrant shopping parade of restaurants and shops, highly regarded schools, a variety of community and social amenities and the Chalfont & Latimer station offering a Metropolitan/Chiltern line service for the London commuter to Marylebone via the Chiltern line and Aldgate on the metropolitan line. Junction 18 of the M25 motorway is just 4 miles away.

The Property is approached via a sweeping brick paviour driveway. Being mainly laid to lawn, the front garden is enclosed by mature hedgerows with an abundant variety of established, flowers, shrubs and trees. The double width detached garage offers light and power with an electric up and over door. The rear garden is accessible through gated access on both sides of the house.

On entering the property through the open canopied porch, the reception hall has a hardwood oak floor and beamed ceiling. There is also both a cloaks cupboard and separate cloakroom. A turned staircase leads to the first floor. The spacious sitting room offers a triple aspect and features a brick-built fireplace with log effect gas fire. beamed ceilings and French Doors opening onto the rear garden. The dining room aspects to the front and side and has a beamed ceiling.

The kitchen/breakfast room aspects to the rear and offers a range of base and eye level units with under cupboard lighting and complimentary worksurfaces, tiled splash backs and walls, twin butler sinks, 'Aga' cooker and recess with plumbing for dish washer and washing machine. Door to the garden. In the breakfast area there is corner seating and space for a breakfast table. The utility room has a door access to the side and offers a range of fitted cupboards and wall mounted 'Worcester' central heating boiler. One of the cupboards houses the consumer box, electric meter and water softener. The family room is accessed from the kitchen area and aspects the rear with fitted sliding patio doors opening onto the rear garden.

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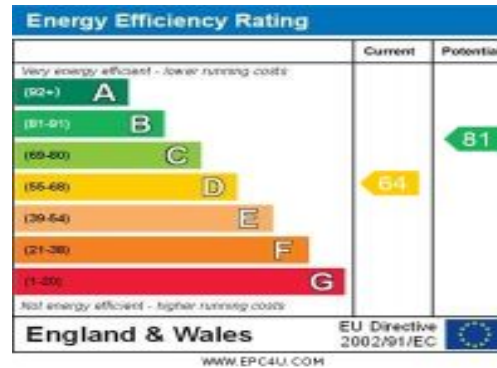


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On the first floor there are five bedrooms with the main bedroom benefitting an en-suite shower room and a door to the rear opening onto the large open balcony overlooking the rear garden. The other bedrooms all benefit from a variety of fitted wardrobes and cupboards. There is also a separate modern shower room.

An undoubted feature of the house is the large and well established south facing garden which is extensively laid to lawn with an abundant and rich variety of flowers, shrubs and mature trees. Being totally enclosed and offering a high degree of privacy, the property also benefits from a full width paved patio area with fish pond and rockery bed borders. Toward the back of the garden there is a feature character detached Summer House/Garden Room.



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.



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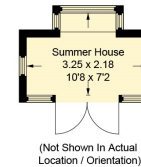
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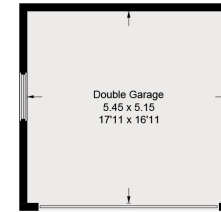
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Little Orchard, Village Way

Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft
Outbuildings = 34.1 sq m / 367 sq ft
Total = 244.4 sq m / 2631 sq ft
(Including Double Garage)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Floor Plan produced for Wilson Heal by Media Arcade ©.
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.

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