



Elegance and style in tranquil setting

1 Pollards Park House, Nightingales Lane, Chalfont St Giles, Buckinghamshire, HP8 4SN

Freehold





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Entrance vestibule • drawing room • kitchen/dining/family room
sitting room • cloakroom • utility room • 3 double bedrooms
3 bath/shower rooms • garage • carport • gardens and woodland
both about 2 acres each • In total just over 4 acres

Description

Pollards Park House is an impressive Grade II listed residence built in 1903 to the design of Sir Edwin Lutyens an English architect of great repute which was divided into four individual units around 1949.

No. 1 is a wing added in the 1930's and largely formed from the original ballroom. Beautifully restored and presented with a fine attention to the quality of craftsmanship and finish, it now represents a wonderful home combining original charm and character with contemporary styling.

The rounded entrance vestibule provides access to the elegant drawing room with its magnificent inglenook fireplace and sweeping staircase to the first floor. A small study has been created under the staircase. The large open plan kitchen/dining/family room has an extensive range of custom made oak units with granite worktops and island which incorporates a Britannia range cooker and circular oak breakfast bar. The limestone floor tiles have under floor heating and there is oak panelling and a bespoke oak display unit to one wall. There is a matching display unit in the sitting room which is linked by a feature arched glazed door which matches the external doors off the drawing room and sitting room. These open onto the idyllic terrace, ideal for both relaxation and entertaining.

On the first floor there are three large double bedrooms, all offering lovely views over the gardens and grounds. All benefit with well-appointed en suite facilities including the cleverly designed wet room in the roof above the entrance vestibule.

Tenure: Freehold

Local authority: Chiltern District Council

Viewing: Strictly by appointment with Savills.



An undoubted feature is the tranquil setting with beautiful gardens and an area of private woodland, both about two acres each, giving a combined total of just over four acres. There is a wonderful first impression on arrival via an electrically operated five bar gate and gravel driveway which sweeps round the turning circle between the entrance to the house and the pair of double width garages opposite. The garages have scope for additional uses such as a gym or studio with toilet and shower facilities. Behind the garage there is a large carport suitable for a motor home or boat for example. The formal gardens are beautifully maintained with extensive lawns with well stocked inset beds and borders with mature hedges on the boundaries. There is an area of orchard, soft fruits and a delightful well established potager garden. A pathway with arches leads to a gate and access via a further gate into the area of private woodland with mature trees, log edged pathways and dell.



At the far end is access onto a public footpath which borders Harewood Downs Golf club.

Situation

Pollards Park House is located at the end of a long private road off Nightingales Lane which winds its way through mature woodland and past a number of equally fine country houses. Offering both tranquillity and convenience it is within 1.5 miles of Little Chalfont village centre with its vibrant parade of local shops, coffee houses and restaurants together with Chalfont & Latimer Metropolitan/Chiltern Line station which provides a regular London commuter service to Baker Street/Marylebone respectively. The M25 is accessible at Chorleywood (J18).

The area is renowned for its excellent education including Dr Challoner's High School for girls also in Little Chalfont and Dr Challoners Grammar School for boys in nearby Amersham.





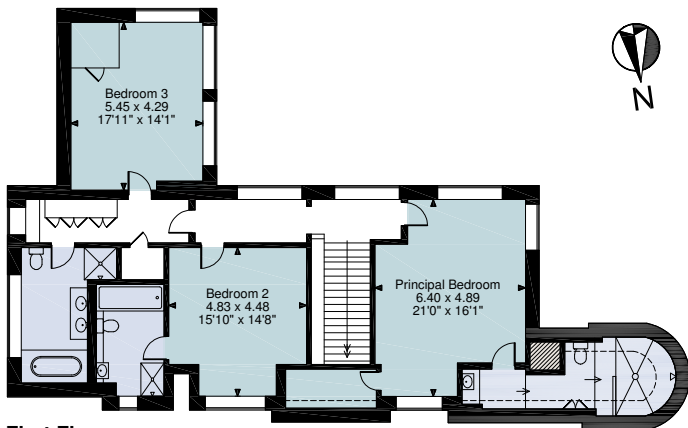
Pollards Park House, Chalfont St. Giles
Main House gross internal area = 3,368 sq ft / 313 sq m
Garage gross internal area = 1,706 sq ft / 158 sq m

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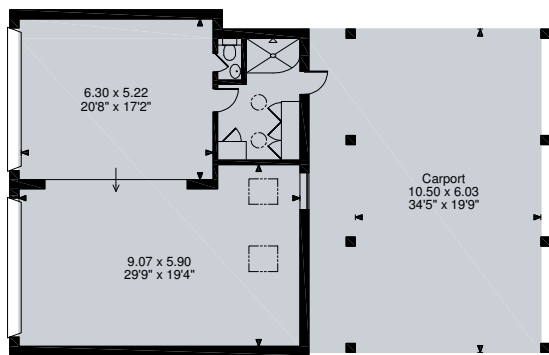
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Ground Floor



First Floor



Garages

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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