



# Attractive family home with generous gardens

Alcombe, Park Grove, Chalfont St. Giles, Buckinghamshire, HP8 4BG

Freehold



Entrance Hall • living room • dining room • office/study • kitchen/breakfast room • utility room • 5 double bedrooms • 3 bath/shower rooms • garage • landscaped gardens • plot approx 1/3 acre • EPC Rating= C

### Description

An attractive detached family home, one of a pair built by award winning developers Hitchambury Homes around 2001, providing spacious and versatile accommodation arranged over two well planned, light filled floors.

Arranged around a large central hallway, the living accommodation comprises a good size formal living room with double doors opening onto the rear garden, a separate dining room, a home office/study and a lovely kitchen/breakfast room with separate utility room.

On the first floor a generous landing with leads to five double bedrooms served by three bath/shower rooms (two en suite).

A real feature of the property is the extensively landscaped, mature plot of around 1/3 acre. Enjoying a pleasant Westerly aspect the gardens are an absolute joy, carefully designed and beautifully maintained with a large, secluded patio ideal for outside entertaining leading to extensive lawns interspersed with specimen trees, well stocked beds and borders.

The house is approached over a brick paved driveway providing ample parking and leading to the integral garage.

### Situation

Park Grove is a residential 'no through road' off highly sought after Burtons Lane which itself leads into the heart of Little Chalfont village centre, less than a mile away. There is a vibrant local shopping parade together with Chalfont & Latimer Metropolitan/Chiltern line station providing commuter service for Baker Street/ Marylebone respectively. The M25 with its connections to the general motorway network and Heathrow Airport is accessible at Chorleywood J18.

The area is renowned for its excellent educational facilities including Dr Challoner's High School for girls also in Little Chalfont and Dr Challoner's school for boys in Amersham.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



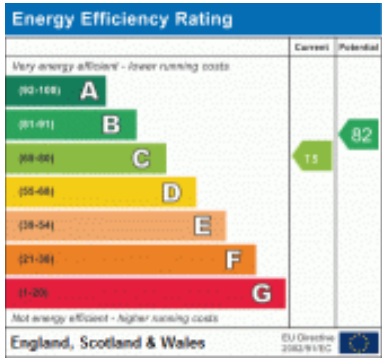


Approximate Area = 230.7 sq m / 2483 sq ft  
Garage = 27.9 sq m / 300 sq ft  
Total = 258.6 sq m / 2783 sq ft  
Including Limited Use Area (3.6 sq m / 39 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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