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A STYLISH COLLECTION OF BEAUTIFULLY CRAFTED THREE, FOUR AND FIVE BEDROOM HOMES



LODGE FARM

A STYLISH COLLECTION OF BEAUTIFULLY CRAFTED THREE, FOUR AND FIVE BEDROOM HOMES NESTLING IN RURAL BUCKINGHAMSHIRE

Lodge Farm offers an unparalleled quality of life for you and your family, in this unique, newly formed community. Perfectly located in the historic village of Little Chalfont, Lodge Farm's traditionally built homes and attractive elevations blend perfectly with their rural surroundings to create a real sense of place.

The redevelopment of the 16th century farmhouse with a Tudor rear extension is reputedly part of the Duke of Bedford's estate and the farm to Chenies Manor. Although it has never been occupied by royalty, Chenies Manor was once known as Chenies Palace. The Cheyne family owned the manor from 1180 and passed the house by marriage to the Russell family in 1526. Sir John Russell became the 1st Earl of Bedford, the progenitor of all the subsequent Earls and Dukes of Bedford. Henry VIII and Elizabeth I were visitors at the Manor and would have been accommodated in a grander wing.

The remaining 5 houses were constructed to replicate the old 18th century storage barns.



Great Missenden Abbey fishpond. The River Misbourne in full flow after the winter rain replenishes the old pond in the parkland.

LITTLE CHALFONT • BUCKINGHAMSHIRE

rich in beauty and history

Little Chalfont is a friendly popular village in the heart of the countryside with a great network of walks and cycling routes on the doorstep yet close to the town of Gerrards Cross.

Little Chalfont is one of a group of villages known collectively as The Chalfonts, which also comprises Chalfont St Giles and Chalfont St Peter. The nearby village of Chalfont St Giles is famous for its connections with John Milton, who lived here whilst fleeing from the Plague of London.

The county of Buckinghamshire is popular with commuters due to its proximity to London and has much to offer residents, including historic houses, stunning gardens such as those at Cliveden and Stowe, and historic attractions such as the nearby Chiltern Open Air Museum.

Buckinghamshire is a walker's paradise. Explore the Chilterns, an Area of Outstanding Natural Beauty and

follow the ancient Ridgeway as it travels from Wiltshire to Ivinghoe Beacon near Tring. The Ridgeway even passes down the drive of Chequers, the Prime Minister's countryside retreat!

Buckinghamshire is also home to picturesque Amersham, just 2.5 miles from Little Chalfont, with its half timbered buildings, inns, shops, cafes and town hall. The whole of the attractive and historic village of Bradenham in the Chiltern Hills is in the care of the National Trust. Visitors to Turville may be forgiven for thinking they have travelled back in time. This idyllic Chilterns village boasts a 12th century church and attractive period cottages clustering around the village green and pub.

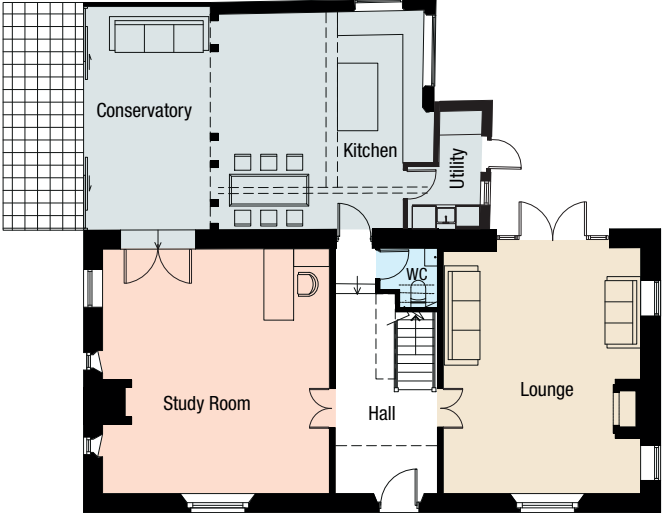
Schooling options in Little Chalfont are excellent with two village primary schools and a girls' grammar school. There is a thriving social community with the village hosting a monthly farmers market in the Village Hall car park.



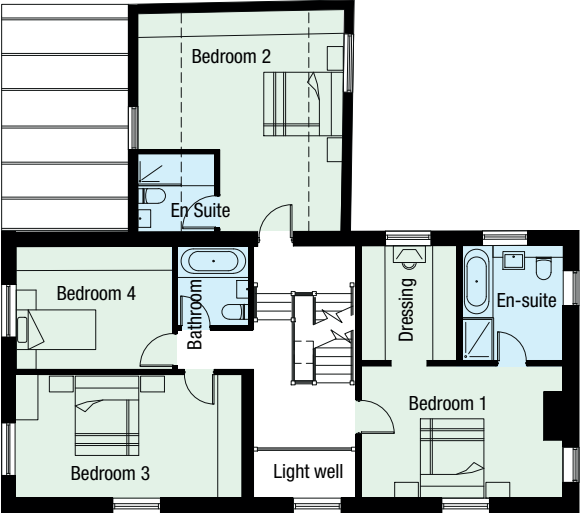
LODGE FARM



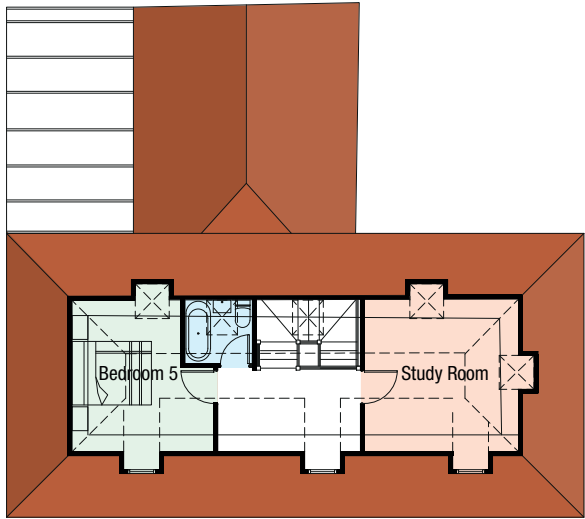
A. Marlow Lock on the River Thames in Marlow, Buckinghamshire. **B.** Hambleden Valley in the Chiltern Hills
C. Milton's Cottage in the village of Chalfont St Giles **D.** Taking in the view of the valleys and fields of The Chiltern Hills



Ground Floor



First Floor



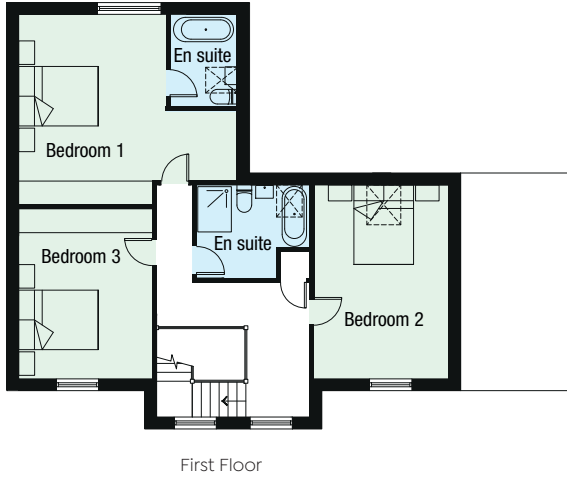
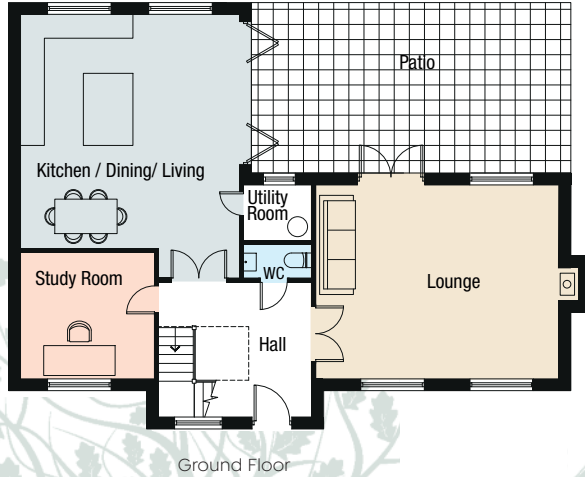
Second Floor



FLOOR PLANS

The Farm House

Ground Floor		
Dining/Kitchen	5.68m x 5.47m	18'6" x 17'9"
Conservatory	3.19m x 5.47m	10'4" x 17'9"
Lounge	5.71m x 6.16m	18'7" x 20'2"
Study Room	4.97m x 7.15m	16'3" x 23'4"
First Floor		
Bedroom 1	3.37m x 5.07m	11'0" x 16'6"
En Suite	2.90m x 2.58m	9'5" x 8'4"
Dressing Room	2.90m x 2.40m	9'5" x 7'8"
Bedroom 2	5.52m x 5.17m	18'11" x 16'9"
Bedroom 3	5.85m x 3.14m	19'1" x 10'3"
Bedroom 4	3.12m x 3.92m	10'2" x 12'8"
Second Floor		
Bedroom 5	3.28m x 3.80m	10'7" x 12'4"
Study Room	3.28m x 4.14m	10'7" x 13'5"



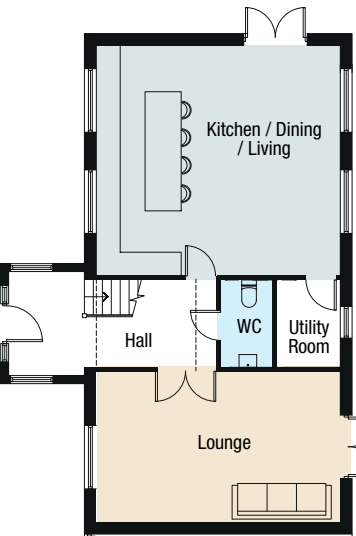
The Keep

Ground Floor

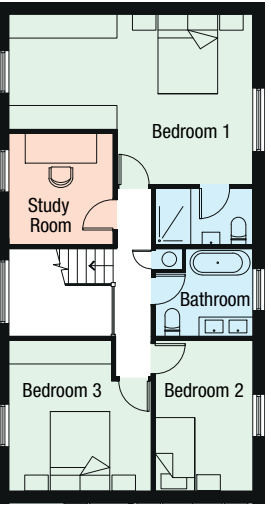
Kitchen/Dining /Living	6.00m x 5.57m	19'6" x 18'2"
Lounge	6.07m x 4.90m	19'9" x 16'0"
Study Room	3.48m x 3.15m	11'4" x 10'3"
Utility	1.76m x 1.40m	5'7" x 4'5"

First Floor

Bedroom 1	4.90m x 3.48m	16'0" x 11'4"
Bedroom 2	5.57m x 4.86m	18'2" x 15'9"
En Suite	1.70m x 2.00m	5'5" x 6'5"
Bedroom 3	4.29m x 3.48m	14'0" x 11'4"
Bathroom	2.55m x 2.75m	8'3" x 9'0"



Ground Floor



First Floor

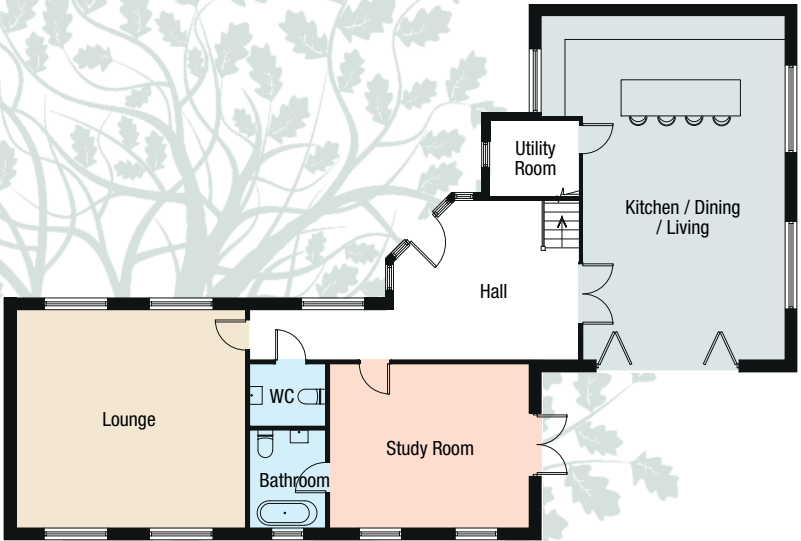
The East Barn

Ground Floor

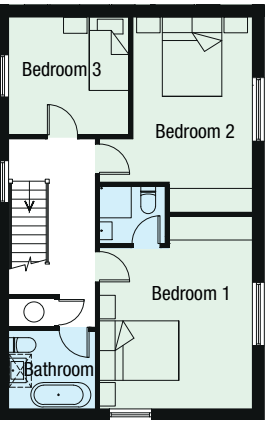
Kitchen		
/Dining/Living	6.14m x 5.85m	20'1" x 19'1"
Lounge	6.14m x 3.59m	20'1" x 11'7"
Utility	2.40m x 1.54m	7'8" x 5'0"

First Floor

Bedroom 1	6.14m x 4.28m	20'1" x 14'0"
En Suite	2.32m x 1.42m	7'6" x 4'6"
Bedroom 2	2.32m x 3.80m	7'6" x 12'4"
Bedroom 3	2.70m x 3.72m	8'8" x 12'2"
Study Room	2.62m x 2.81m	8'5" x 9'2"
Bathroom	2.32m x 2.20m	7'6" x 7'2"



Ground Floor



First Floor

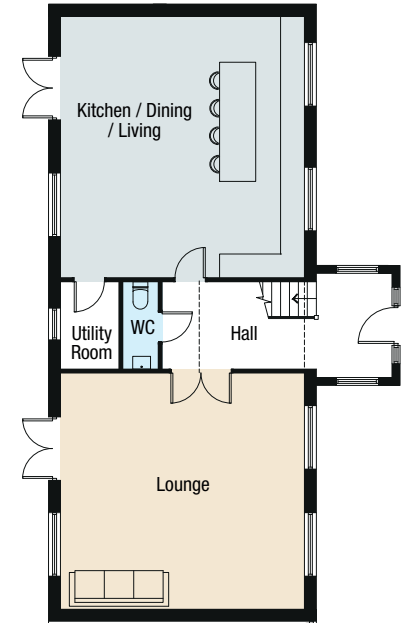
The East Lodge

Ground Floor

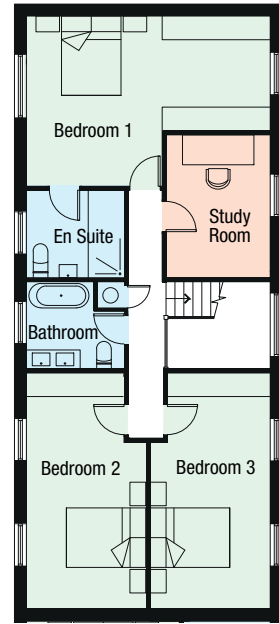
Kitchen/Dining		
/Living	8.64m x 5.09m	28'3" x 16'6"
Lounge	5.49m x 5.78m	18'0" x 18'9"
Study Room	5.00m x 4.13m	16'4" x 13'5"
Bathroom	1.91m x 2.46m	6'2" x 8'0"

First Floor

Bedroom 1	3.85m x 4.83m	12'6" x 15'8"
En Suite	1.44m x 1.65m	4'7" x 5'4"
Bedroom 2	3.01m x 4.94m	9'8" x 16'2"
Bedroom 3	3.03m x 2.97m	9'9" x 9'7"
Bathroom	2.19m x 2.02m	7'1" x 6'6"



Ground Floor



First Floor

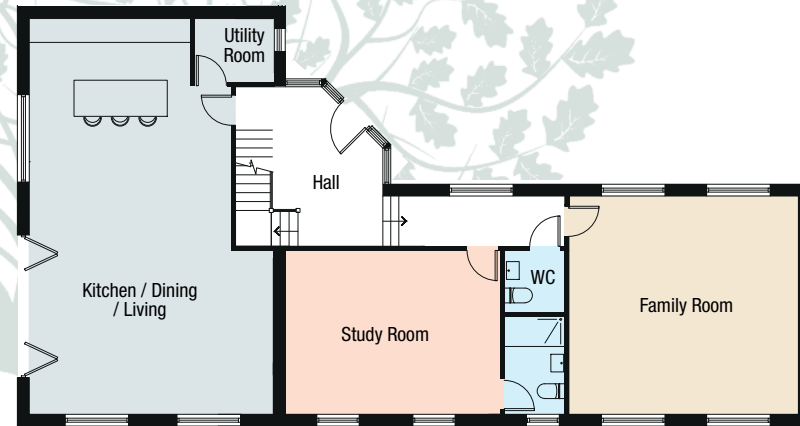
The West Barn

Ground Floor

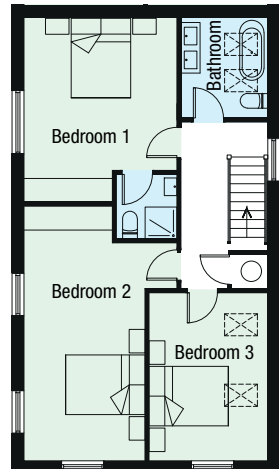
Kitchen		
/Dining/Living	6.51m x 6.14m	21'3" x 20'1"
Lounge	5.85m x 6.14m	19'1" x 20'1"
Utility Room	2.39m x 1.50m	7'8" x 4'9"

First Floor

Bedroom 1	4.31m x 6.14m	14'1" x 20'1"
En Suite	2.10m x 2.44m	6'8" x 8'0"
Bedroom 2	5.85m x 2.99m	19'1" x 9'8"
Bedroom 3	5.85m x 3.05m	19'1" x 10'0"
Study Room	3.50m x 2.50m	11'4" x 8'2"
Bathroom	2.40m x 2.44m	7'8" x 8'0"



Ground Floor



First Floor

The West Lodge

Ground Floor

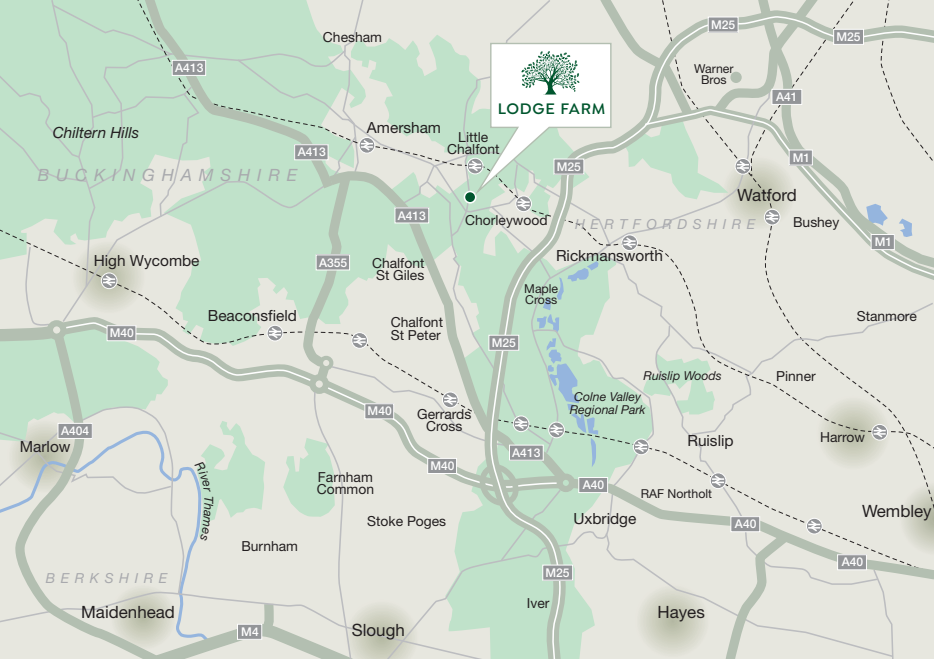
Kitchen/Dining		
/Living	6.34m x 10.03m	20'8" x 32'9"
Family Room	6.00m x 5.50m	19'6" x 18'0"
Study Room	5.23m x 4.16m	17'1" x 13'6"
Utility Room	2.00m x 1.67m	6'5" x 5'4"

First Floor

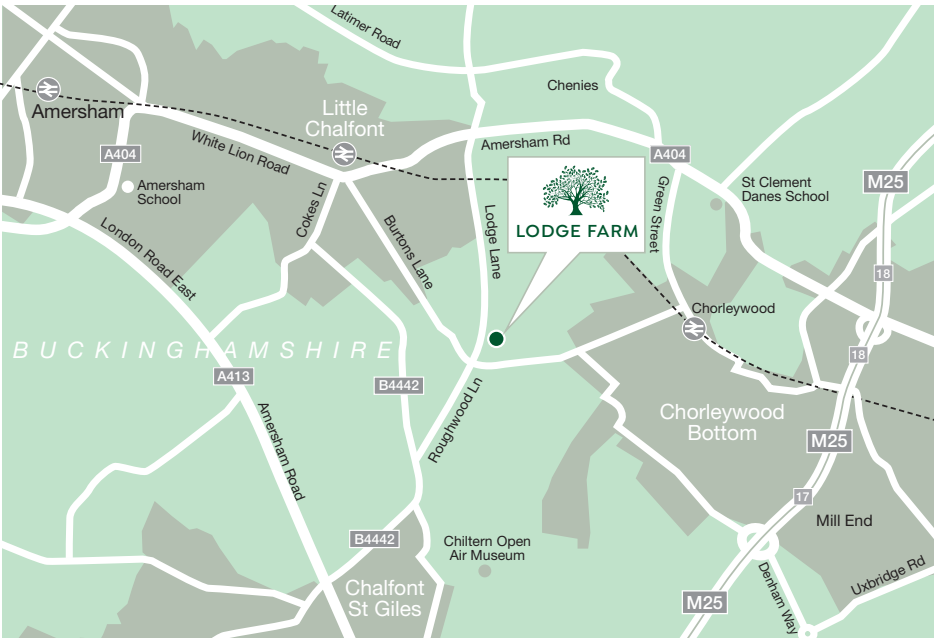
Bedroom 1	3.85m x 4.64m	12'6" x 15'2"
Bedroom 2	3.85m x 6.49m	12'6" x 21'2"
Bedroom 3	4.16m x 2.99m	13'6" x 9'8"
Bathroom	2.49m x 2.19m	8'1" x 7'1"



we're beautifully connected



LODGE FARM, LODGE LANE, LITTLE CHALFONT, BUCKINGHAMSHIRE HP8 4AH



TRAVEL		
Chorleywood Station	7 mins	
M25 Junction 18	11 mins	
M40 Junction 2	19 mins	
Heathrow Airport	24 mins	
M1 Junction 2	33 mins	
London Baker Street	35 mins	
Watford Junction	50 mins	
London Marleybone	57 mins	

SHOPPING & LEISURE		
Warner Bros Studio Tour	18 mins	
Colne Valley Regional Park	19 mins	
Watford	23 mins	
Westfield Shopping Centre	32 mins	
Wembley Stadium	46 mins	
Bicester Shopping Village	55 mins	
Milton Keynes	51 mins	



SPECIFICATIONS

Kitchen

- Bespoke fitted kitchen with Quartzform/granite worktops
- Integrated Siemens ovens, induction hob, warming drawers
- Liebherr larder fridge and freezer
- Fisher & Paykel dishwasher drawers
- Quooker hot water tap

Utility

- Utility rooms feature Quartzform/granite worktops

Bathrooms

- Contemporary well appointed bathrooms with Duravit sanitary ware
- Timber sliding sash windows and bifold/patio doors
- Grohe chrome fittings
- Mood lighting in bathrooms with indented shelves
- Ceramic tiling or fitted carpets

Internals

- Solid wood inlaid single & double doors some glazed throughout
- Moulded skirtings & architraves
- Underfloor heating to ground floors, radiators & towel rails to upper floors by air source heat pumps East & West Barns & Lodges

- Underfloor heating to hall. Comfort heating & cooling to ground floor study kitchen/conservatory, bedrooms 1 & 5 The Farm House. Radiators & towel rails to remainder of upper floors by air source heat pumps
- Comfort heating & cooling Lounge & main bedroom The Keep. Underfloor heating to hall, study, radiators & towel rails to upper floors by air source heat pumps
- Radiators controlled by thermostatic valves
- Wired for sound - The Farm House Lounge & Bedroom 1

Externals

- Pump House communal pergola focal point
- Landscaped front & turfed rear gardens
- Car free large courtyard
- Grey water car wash points to cart barns
- Automatic Grey water irrigation system to communal gardens

Security & Parking

- Security electric gate & road blocker to access road
- Burglar alarm/cctv to each house
- Cart barns located in secluded location for car/ bicycle parking



Welcome to Meg Developments

We are a privately owned house building company established for many years and well known for designing homes which are individual, beautiful and of the highest quality. We buy land & build houses & flats, and have a passionate commitment to provide superbly designed and built homes.

We take great pride in our construction work, and every development is undertaken by our own builders and specialist subcontractors, using traditional brick, tile and stone. Each home is meticulously constructed and we

take great care to ensure that the finish internally and externally is completed to exact specification. Detailed landscaping of the development are taken into consideration - preserving mature trees where possible, and planting further trees and shrubs to provide greater interest and privacy.

If you are interested in finding out about our future developments, please contact us. We are constantly working hard to develop all our properties to the highest specification, to ensure the homes are appreciated by new buyers.

A SELECTION OF OUR PREVIOUS DEVELOPMENTS



KINGS MEWS CHIPPERFIELD

5 Detached 3-6 bed, 3-5 bathroom houses in the picturesque village of Chipperfield



HIPPERSON CLOSE BECCLES SUFFOLK

7 detached 3 bed 2 bathroom bungalows & two 3 bed 2 bathroom houses.



THE BROADWALK NORTHWOOD

A 6 bed, 4 bathroom house on the exclusive Copswood estate in Northwood Middlesex.



BLUEBERRY CLOSE OXHEY HERTS

2 detached 5-6 bed, 5 bathroom houses in this prime location in Oxhey Herts.