



Burtons Lane

Chalfont St. Giles, Buckinghamshire, HP8

binks
estate agent

{The Particulars

Burtens Lane
Chalfont St. Giles, Buckinghamshire, HP8

Guide Price: £1,575,000
Freehold

 **5 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- Character detached bungalow
- Desirable location
- Generous corner plot of approximately 1.347 acres with established woodland grounds
- Five bedrooms and three bathrooms
- Three reception rooms
- Period features
- Off street parking for several cars
- Fast fibre internet
- Potential for improvement and extension (STP)
- EPC: D

Binks Estate Agents

Hill Avenue
Amersham, HP6 5BT
01494 434234
sales@binksweb.com
www.binksweb.com

Summary

The property provides flexible living accommodation set within enchanting woodland gardens and enjoying views over open countryside. It also offers excellent scope for extension and improvement (STP), creating the potential for a truly outstanding family home in a wonderful setting.

The Property

A unique detached bungalow nestled in its own woodland plot offering character and privacy in a sought-after location.

The property opens into an entrance hallway with a traditional wooden front door and tiled flooring, leading into an impressive triple-aspect reception room complete with a woodburning stove and access to an extension with additional bedroom.

The adjoining bedroom is a wonderful feature with its own external entrance, a vaulted ceiling, bay window, patio doors to the garden and an en-suite bathroom - ideal for guests, extended family or versatile use as a studio.

A second dual-aspect reception room with bay window leads directly into a generous bedroom with en-suite, while an inner hallway provides access to the fitted kitchen, good-sized pantry, family bathroom, study and three further bedrooms.

Outside, the property enjoys a captivating woodland setting with mature trees and wraparound gardens, complemented by sweeping countryside views to the front. Lawned areas provide open space for relaxation, while a driveway offers ample parking.

Costs

Council Tax – Buckinghamshire Council – Band G - £3,992.50 (For the period 2025 – 2026)

Location

Firs Corner is located on Burtens Lane, a highly sought after road that leads directly into Little Chalfont village centre, just over a mile away.

The village offers a vibrant parade of local shops, coffee houses and restaurants as well as Chalfont & Latimer Metropolitan/Chiltern Line station providing a regular London commuter service to Baker Street/Marylebone respectively.

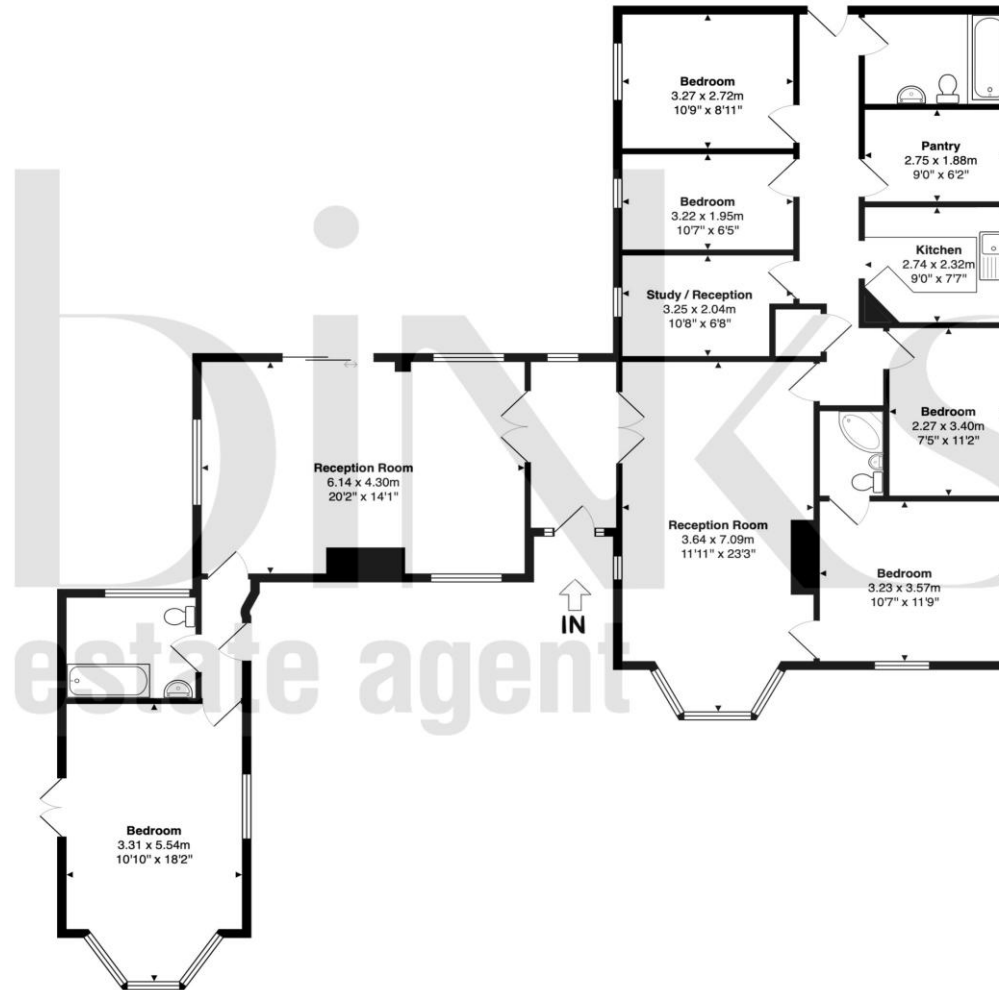
The M25 is accessible at J18 Chorleywood. The area is renowned for its education including Dr Challoner's High School for girls, also in the village and Dr Challoner's Grammar School for boys in nearby Amersham.

Disclaimer: The land area quoted has been obtained from Promap and is provided for guidance only. While we believe this information to be accurate, it has not been measured by us and purchasers are advised to verify the exact extent of the property for themselves. We cannot accept responsibility for any discrepancy.

{ Five-bedroom detached bungalow, built in 1923, occupying a generous corner plot of approximately 1.347 acres, and located on a highly sought-after road in Chalfont St Giles.

Burtons Lane, Chalfont St. Giles, Buckinghamshire, HP8 4BA

Approx. Gross Internal Area
156 Sq M – 1681 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

