






Amberley, London Road
Chalfont St Giles, Buckinghamshire


Fabulous detached home in an elevated position, within close proximity of the village centre.


A charming Edwardian home tastefully decorated and refurbished and set in generous gardens. The picturesque village of Chalfont St Giles falls within close proximity, offering a variety of excellent local amenities.


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**DRIVEWAY PARKING**

**QUARTER ACRE PLOT**

**FREEHOLD**

**VILLAGE**

**2,205 SQ FT**

**GUIDE PRICE £1,150,000**

The property

Step inside this characterful Edwardian home and be greeted by a grand reception hall, setting the tone for the spacious and elegant accommodation with high ceilings, indicative of the era. The property boasts two well-proportioned reception rooms, perfect for both formal entertaining and relaxed family living. The kitchen offers ample space for culinary creations, complemented by a practical utility room and a downstairs cloakroom. There is also a versatile office/study space which is full of character.

Upstairs, four bedrooms await, offering comfortable and private retreats. The principal bedroom benefits from an en suite wet room style shower room, while a well-appointed family bathroom serves the additional bedrooms. Bedroom 4 is located on the second floor. The spacious landing adds to the sense of light and airiness throughout the home. High ceilings further enhance the feeling of space and grandeur.



Outside

Amberley enjoys a generous plot of around one-quarter acre. A driveway provides off-street parking and leads to twin gates, giving access to the rear of the property and the garage (16'0 max x 8'10 max). The rear garden offers a private outdoor space.

Location

Situated in the pretty village of Chalfont St Giles, Amberley is within striking distance of the village centre and local schools. The village has a variety of shops, as well as a doctor's surgery, library, restaurants, and traditional pubs. For commuters, Gerrards Cross station is approximately 4.8 miles away, offering a direct route into London Marylebone. Seer Green & Jordans station is approximately 3.7 miles. Chalfont & Latimer station, providing access to the London Underground, is approximately 2.9 miles away. With its proximity to Heathrow Airport, this location is also ideal for those traveling abroad. The property also benefits from easy access to the M25, M4, and A40 into London.

Distances

- Chalfont St Giles village approx. 0.3 mile
- Amersham Old Town approx. 3.3 miles
- Heathrow Airport approx. 15.3 miles

Nearby Stations

- Chalfont and Latimer approx. 2.9 miles
- Seer Green and Jordans approx. 3.7 miles
- Gerrards Cross approx. 4.8 miles

Key Locations

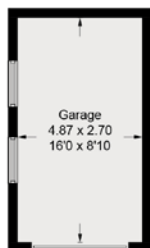
- Chiltern Open Air Museum
- Miltons Cottage
- Bekonscot Model Village & Railway

Nearby Schools

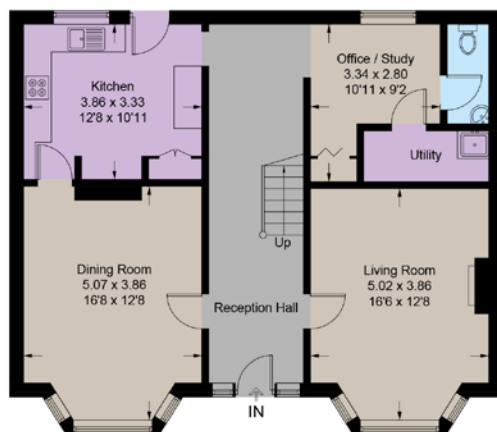
- Chalfont St Giles Infant School
- Chalfont St Giles Junior School
- The Beacon School
- Dr Challoner's Grammar School



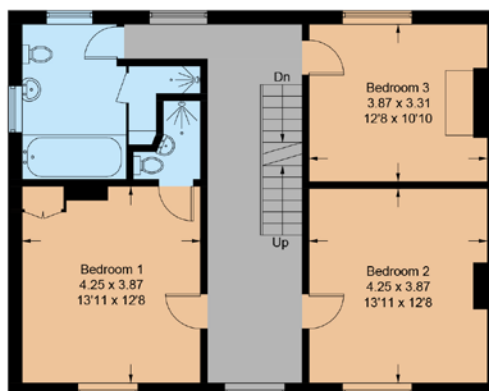
Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 198.9 sq m / 2,141 sq ft



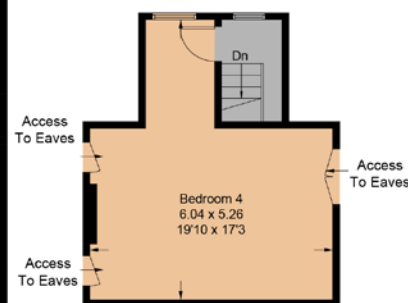
(Not Shown In Actual
Location / Orientation)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Floorplans

House internal area 2,064 sq ft (191.8 sq m)
 For identification purposes only.

Directions

HP8 4NN

what3words: ///onion.unique.swan

General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Tenure: Freehold

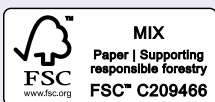
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