

**Tanglewood, Maplefield Lane, Chalfont St Giles,
Buckinghamshire, HP8 4TY**



ROBSONS
RESIDENTIAL SALES

TANGLEWOOD

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An attractive and extremely well-presented 5-bedroom detached property featuring a 160ft south-westerly facing rear garden, peacefully located along a highly sought-after private no-through road, half a mile from the amenities of Little Chalfont. Designed and built approx. 20 years ago to satisfy the demands of a growing family or discerning downsizer, Tanglewood provides comfortable and generously proportioned rooms with high ceilings, including a welcoming reception hall; spacious sitting room with double doors onto the level rear garden; dining room with bay window; office; open plan kitchen/dining room and adjoining utility; part gallery first-floor landing; 5 bedrooms; 3 bathrooms; and integral double garage. To the front is a block paved driveway.

Potential for rear extension (STPP). Private road fee 2023/24 - £220. Freehold - EPC rating: C - Council Tax Band: G

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London for all work and socialising needs, approx. 0.75 miles from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the-art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Merchant Taylors (Boys), St. Helens (Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 10 miles.



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

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Directions: From our Little Chalfont office, turn right onto Chalfont Station Road and at the roundabout turn left onto Cokes Lane. Follow this road to the sharp left bend and turn right (straight on) onto Cokes Lane and Maplefield Lane can be found approx. 100m on your right. Tanglewood can be found a short way along on your left.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

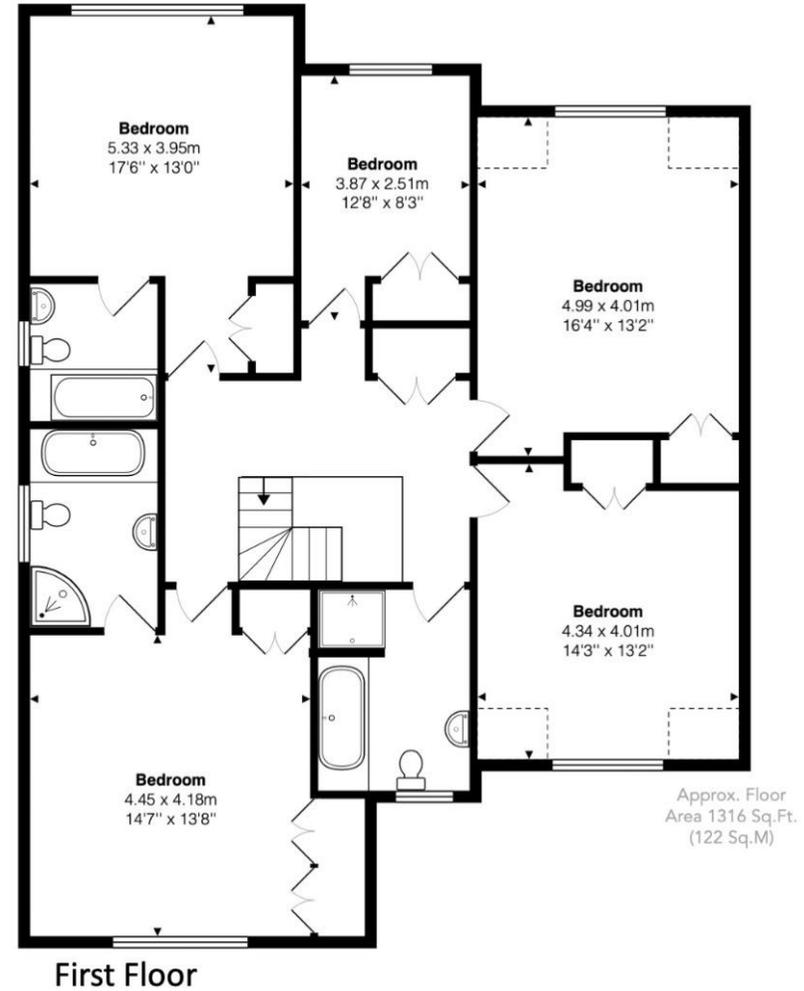
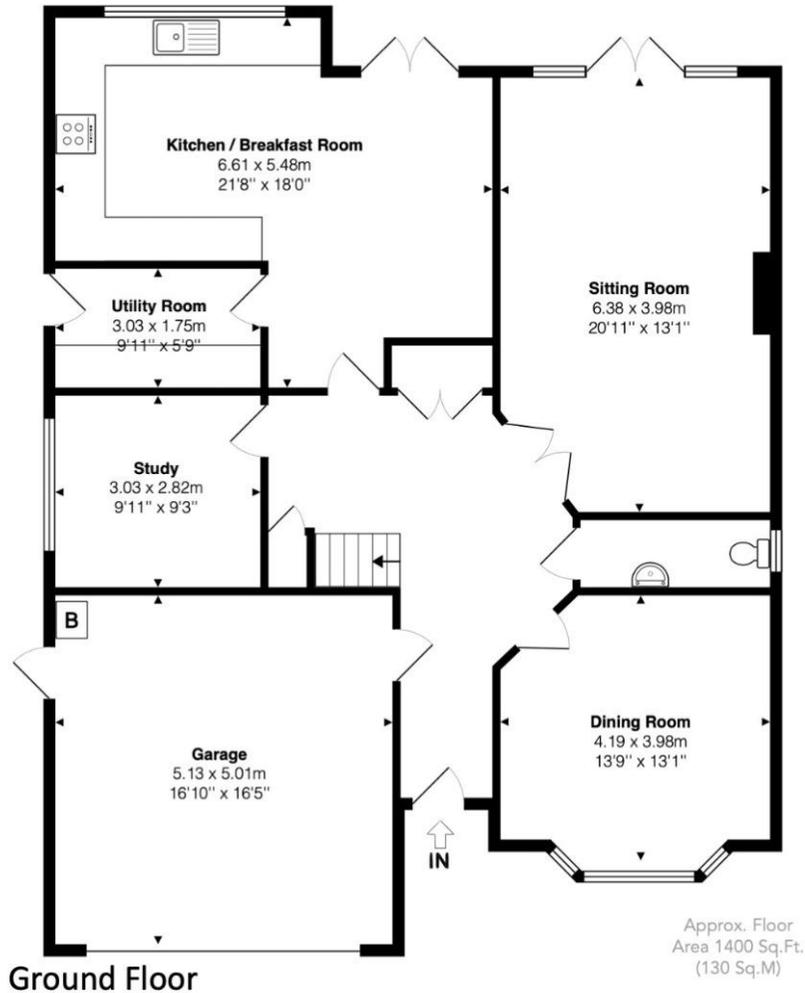
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approx. Gross Area
252 sq m – 2715 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. 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 mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

