



Mayhews, Burtons Way, Chalfont St Giles, Buckinghamshire, HP8 4BW

WILSON HEAL



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Situated in one of the most highly sought after and prime, private road locations, 'Mayhews' is an impressive 1930's individual character property set in magnificent tranquil and secluded grounds of 0.63 acres. It offers spacious and versatile accommodation, with scope for further improvement and development. It is ideally situated within a short walk of the Metropolitan Underground and Main Line station, as well as shops and highly regarded schools. The property currently offers: Reception Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Three Reception Rooms, Five Bedrooms, Two Bathrooms, Double Garage, Mature and Established 0.63 acre plot. Council Tax Band: H, EPC : Private Road with contribution currently £400 p.a.

The local village of Little Chalfont offers a range of shopping facilities, restaurants, excellent primary and secondary schools and library. Chalfont and Latimer rail station has both Underground and Main Line services to Baker Street/Aldgate and Marylebone. Junction 18 of the M25 motorway is just 4 miles away.



The property has an impressive approach through a brick pillared gateway with sweeping driveway. The mature gardens are flanked by lawned areas with shrub borders, clipped mature hedging to the front and side boundaries offering a high degree of privacy. The property is entered through the open canopied porch and inner porch into the entrance hall which has an understairs storage cupboard and cloakroom. Exposed oak wood floors continue into both the sitting and dining rooms. The triple aspect sitting room has a feature fireplace with French doors to the garden while the dining room also features an open fireplace and bay fronted window overlooking the garden. The kitchen/breakfast room has a range of base and eye level units with a fitted range cooker. There is an inner porch with access to the large double garage. There is a further hallway with access to the larder, utility room and study at the rear of the property. On the first floor the landing has a double cupboard and hinged access to the large loft space. There are five bedrooms with the master bedroom currently being used as a family room. There are also two bathrooms and a separate toilet.

The magnificent gardens are an undoubted feature measuring 0.63 of an acre. Mature hedges surround the garden and the borders are filled with specimen shrubs, plants, and a variety of mature trees. The whole plot offers privacy and seclusion. There is a full width paved patio area with path and steps across the feature wildlife pond. This leads to a rose covered metal arbor and seating area. There is also a large area of lawn at the rear with a vegetable plot and woodland, with garden shed and a further large shed/workshop.

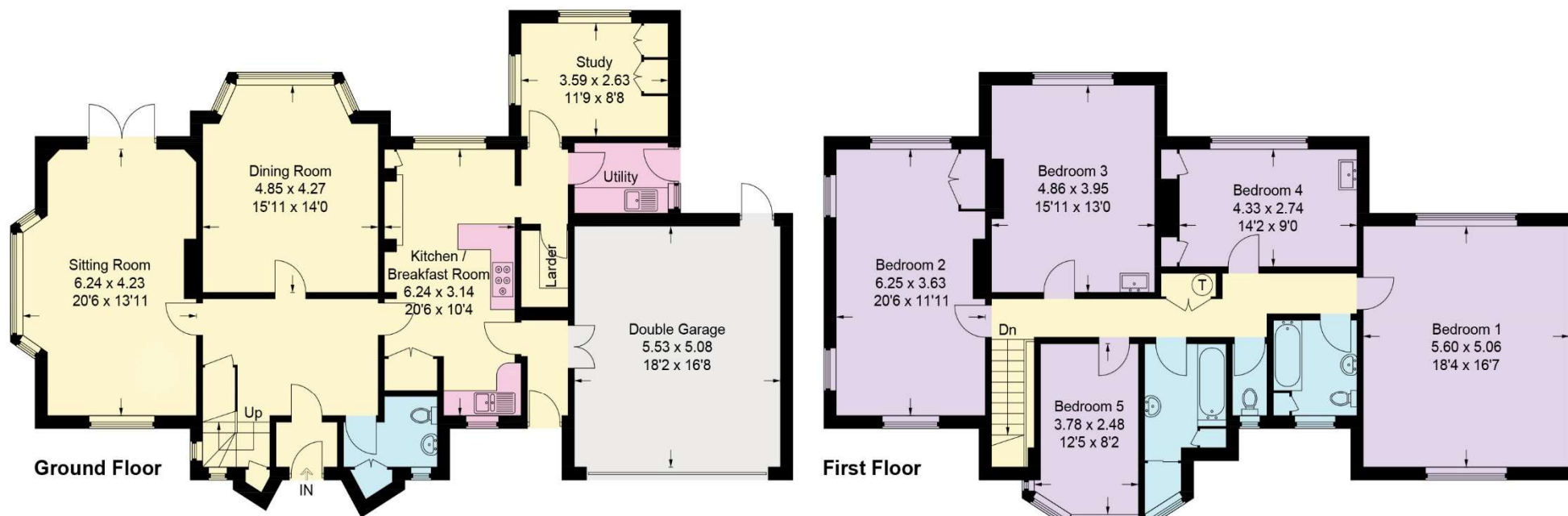
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Mayhews Burtons Way

Approximate Gross Internal Area = 263.9 sq m / 2840 sq ft
(Including Double Garage)



Floor Plan produced for Wilson Heal by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

