



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



Plum Cottage
Hogpits Bottom
Flaunden
Hertfordshire
HP3 0PU

Situated in the highly desirable rural village of Flaunden on the Buckinghamshire/Hertfordshire border, this character Chalet style bungalow offers spacious and versatile accommodation with excellent potential for further development. Situated on a well-established plot approaching ½ an acre, the property also benefits from a separate annex above the double garage.

Accommodation: Entrance Hall * Shower/Utility Room * Living Room * Dining Room * Study * Conservatory * Kitchen/Breakfast Room * Master Bedroom with Dressing Area and En Suite Bathroom * Two further upstairs Double Bedrooms * Family Bathroom * Detached Double Garage with upstairs Annex with Double Bedroom and Shower Room * Coach Driveway * Well Established Plot of 0.49 of an acre.

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Location: Flaunden is a rural village on the Bucks/Herts border in the heart of the quiet Chiltern countryside, with woods, farmland, Village Hall & two Country Pubs. The nearby villages of Sarratt, Chipperfield and Bovington provide a good range of local shops and primary schools. St Clement Danes secondary and Berkhamsted public schools are a short drive away. There is easy access to the M25, M1 and M40, and approximately 30 minute commute to London via either Chorleywood, Hemel Hempstead or Kings Langley stations.

The Property: approaching the property down the sweeping shingle coach driveway, the front garden offers a high degree of privacy from the road with high hedgerow borders. The majority of the front garden is laid to lawn with a variety of mature flower tree and shrub borders.

On entering the property, the porch has a tiled floor and French doors opening into the entrance hall where there is an under stair storage cupboard and stairs leading to the first floor.

The cloaks/shower room also benefits from a utility area with appliance space for washing machine and tumble dryer. The living room aspects onto the rear garden and features a wood burning stove and French doors onto the garden. The adjacent reception rooms include a large dining room, conservatory with vaulted glazed ceiling with doors onto the garden and a study.

The kitchen/breakfast room has a range of fitted soft close units with ample work top surfaces and further central workstation/island. Integrated appliances include 'Neff' electric hob, dishwasher, double ovens and microwave and 'Liebherr' fridge and freezer. Hinged access to the loft space (not inspected) which houses the 'Vaillant' central heating boiler and mega flow hot water tank. Door to the garden.

The master bedroom has a range of fitted part mirror fronted wardrobes, an en-suite dressing area and modern bathroom suite.



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On the first floor landing there are two Velux windows offering plenty of daylight to the hallway and landing. Both double bedrooms are dual aspect with the second bedroom having a range of fitted wardrobes and cupboards. The two bedrooms share a modern bathroom suite.

The double width detached garage has light and power with door access to the garden. There is a separate door to the side of the garage giving access to the Annex with stairs leading up to the double bedroom with en-suite shower room. The annex also benefits from gas radiator central heating provided by the main house.

The rear garden is predominantly laid to lawn and offers a high degree of privacy with a mature variety of hedgerow, shrubs and tree borders. There is a full width paved patio area with brick retaining beds and brick built flower beds. There is also a Pergola with creeping vine. At the bottom of the garden there is a large garden store and greenhouse.



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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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Hogpits Bottom

Approximate Gross Internal Area = 198.4 sq m / 2135 sq ft
Garage = 69.1 sq m / 744 sq ft
Total = 267.5 sq m / 2879 sq ft



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.

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