



WILSON HEAL

White Gates, Cokes Farm Lane, Chalfont St Giles, Buckinghamshire. HP8 4TU



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Situated in an extremely desirable and tranquil setting, this impressive individual character property is set on a mature and private well established plot of approximately 0.75 acres, with outstanding views onto open countryside to the rear. Offering both spacious and versatile accommodation, with excellent scope for further improvement and development, the property is ideally situated within close proximity to Little Chalfont village shops, station and highly regarded schools.

The property offers: Reception Hall, En-suite Cloaks/Shower Room, Kitchen/Breakfast Room, Utility Room, Five Reception Rooms, Five Bedrooms, Bathroom, Separate WC, Mature and Established Plot with Extensive Views Over Open Countryside. No Upper Chain.

Location: 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.



Directions: From our Little Chalfont office turn left at the mini roundabout into Cokes Lane. At the left-hand bend turn right into Cokes Lane and Cokes Farm Lane is the second turning on the right-hand side. The property is a short distance down the lane on the left hand side.

As you enter the grounds of the property the driveway offers parking for several cars. The impressive open canopied porch features a classic and decorative design with a large oak part glazed door into the reception hall with a polished oak floor. There is also both an under stair storage and cloaks cupboards. There are five reception rooms in total with the sitting room offering a triple aspect and featuring a brick built open fireplace. The connecting conservatory offers extensive views onto the rear garden and has doors giving access to the garden. The large kitchen/breakfast room features a vaulted ceiling and has an extensive range of fitted units with integrated appliances. An inner porch has a door out to the rear garden and further door accessing the study. The utility room has doors connecting both the log store and second study. The ground floor bedroom suite has a connecting door to an en-suite cloaks/shower room which can also be accessed from the reception hall.



On the first floor there is a large landing with hinged access with ladder to the large loft space. There is also a large built in double storage cupboard. There are four bedrooms with the main and third bedrooms offering an aspect onto the rear garden and fitted storage cupboards/wardrobes and vanity wash hand basins. The second bedroom also has a fitted wash hand basin. There is also a bathroom with separate WC. With an enviable outlook onto open countryside, the majority of the gardens are laid to lawn with an extensive and mature variety of specimen shrubs, plants and mature trees. High hedgerows also offer the property a high degree of privacy. To the rear of the house is a private terraced area. There are several garden sheds and stores and there is also a covered log store to the side of the house.

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.





Whitegates Cokes Farm Lane

Approximate Gross Internal Area = 235.3 sq m / 2533 sq ft
(Excluding Log Store)



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.

