



Hill Top Hill Farm Lane, Chalfont St. Giles - HP8 4NT

Guide Price £1,350,000

 **TIM RUSS**
& Company



Hill Top Hill Farm Lane

Chalfont St. Giles

- 1,768 Sq Ft Basement With Exceptional Versatility
- Spacious Living/Dining Room With Vaulted Ceiling And Wood-Burning Stove
- Open-Plan Kitchen With Breakfast Bar
- Principal Bedroom With Dressing Room And Luxurious En-Suite Bathroom
- Additional Bedroom With En-Suite Shower Room
- Extensive Gardens With Large Terrace And Lawn
- Gated Entrance Carriage Driveway Double Garage
- Private Country Lane Setting

Offering generous and versatile accommodation in a peaceful semi-rural setting, this distinctive home combines an impressive principal living space, beautifully established gardens and a wealth of additional features, including an exceptional basement, ideal for a variety of uses, LPG radiator central heating is throughout the property. The ground floor is centred around a superb Living/Dining Room, featuring a high vaulted ceiling, wood-burning stove, air conditioning unit, large bay window and bi-fold doors opening onto a full-width paved terrace and rear garden. The open-plan kitchen incorporates a breakfast bar, fitted cupboards and integrated appliances, complemented by an adjoining study area and separate utility room.



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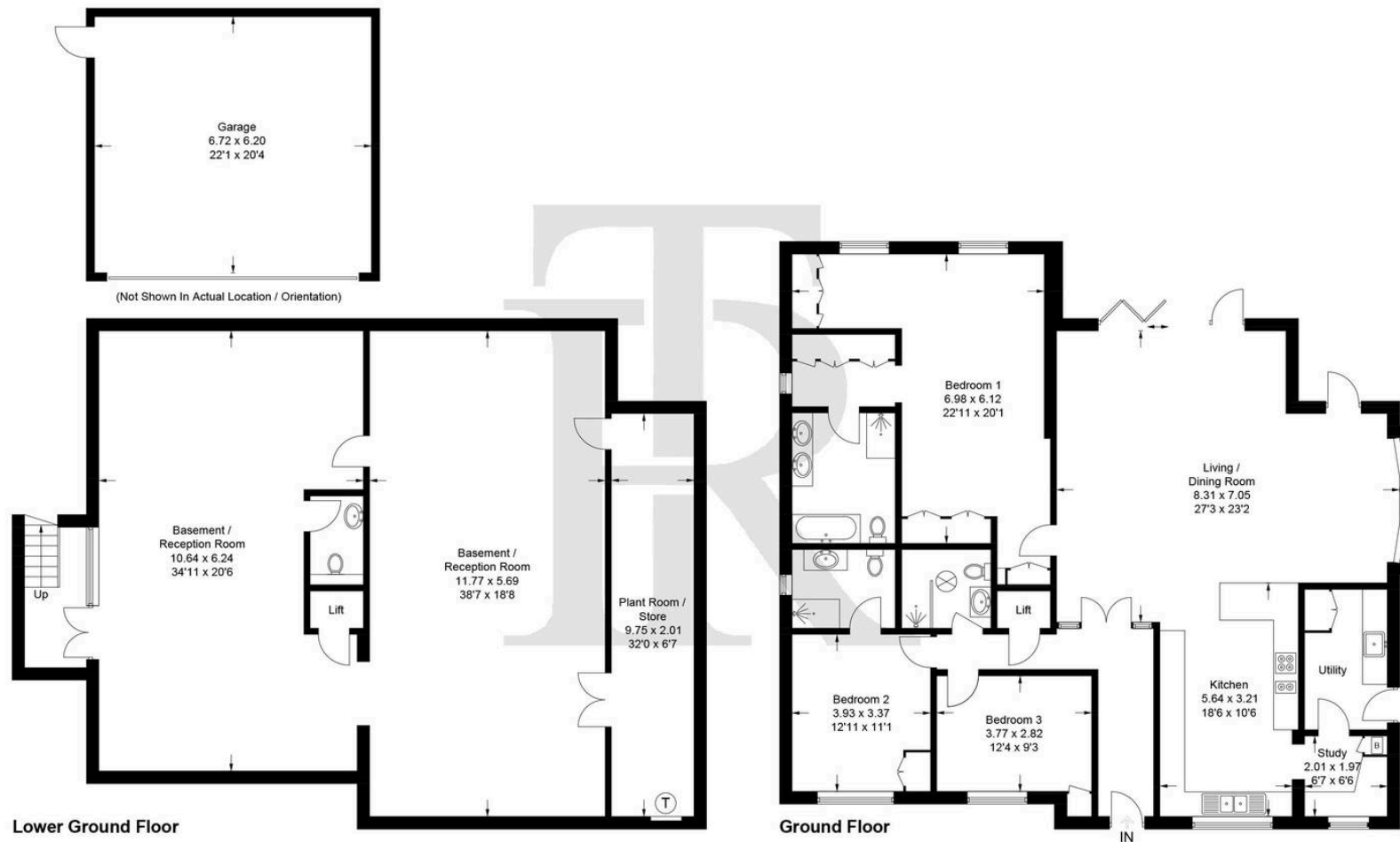
Chalfont St. Giles

The principal bedroom enjoys lovely garden views and benefits from fitted wardrobes, a separate dressing room and a generous en-suite bathroom with twin basins and a jacuzzi bath. A further bedroom also benefits from its own en-suite shower room. A particular highlight is the impressive 1,768 sq ft basement, offering an exceptional amount of additional space and versatility. Comprising two substantial reception rooms, a cloakroom and a separate plant room/store, this extensive area offers exciting possibilities for a dedicated gym, cinema room, games room or an impressive entertaining suite, creating a valuable additional dimension to the property. Outside, the property is approached through electric gates onto an attractive block-paved in-and-out driveway, providing ample parking for numerous vehicles and access to a double garage. The established gardens are a particular feature, with a large paved terrace, broad expanse of lawn, mature shrubs, raised flower beds, pergola, vegetable garden, two garden sheds and a greenhouse. Beautifully situated towards the end of a private country lane, the property offers a peaceful semi-rural lifestyle, with open countryside and scenic walks close at hand. The combination of a secluded setting, generous living accommodation, extensive parking and an exceptional basement creates a distinctive home offering both space and versatility.

Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: C





Approximate Gross Internal Area
 Lower Ground Floor = 164.3 sq m / 1768 sq ft
 Ground Floor = 176.9 sq m / 1904 sq ft
 Garage = 41.5 sq m / 447 sq ft
 Total = 382.7 sq m / 4119 sq ft



Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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Tim Russ and Company

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