



Redlands Stratton Chase Drive, Chalfont St. Giles - HP8 4NS
£2,200,000



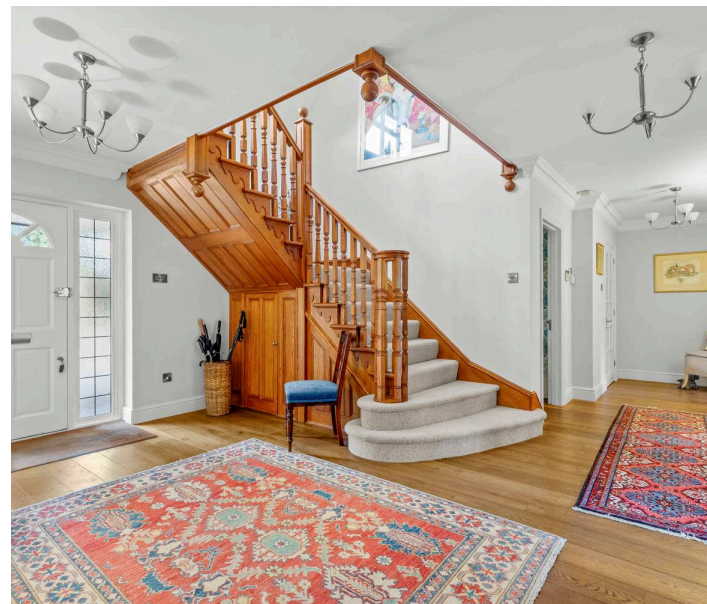


Redlands Stratton Chase Drive

Chalfont St. Giles

- Outstanding five bedroom family home
- Beautiful 0.5 acre plot
- Sought after private road
- Substantial accommodation
- Impressive gardens
- Secluded plot
- Triple garage

The property sits on Stratton Chase Drive, a private road with a settled, neighbourly feel. The village of Chalfont St Giles is close at hand for everyday needs, shops, a library, GP surgery, and well-regarded infant and junior schools. Beaconsfield and Amersham are a short drive for a wider range of restaurants, shops, and leisure facilities. For commuters, the Metropolitan Line runs from Chalfont & Latimer directly to Baker Street, while the Chiltern Line connects to London Marylebone. The M40 (Junction 1 at Denham) provides straightforward road access to London, Heathrow, and the M25. The area is particularly well regarded for secondary education, with the property falling within the catchment for Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls, two of the country's most consistently praised state grammars.



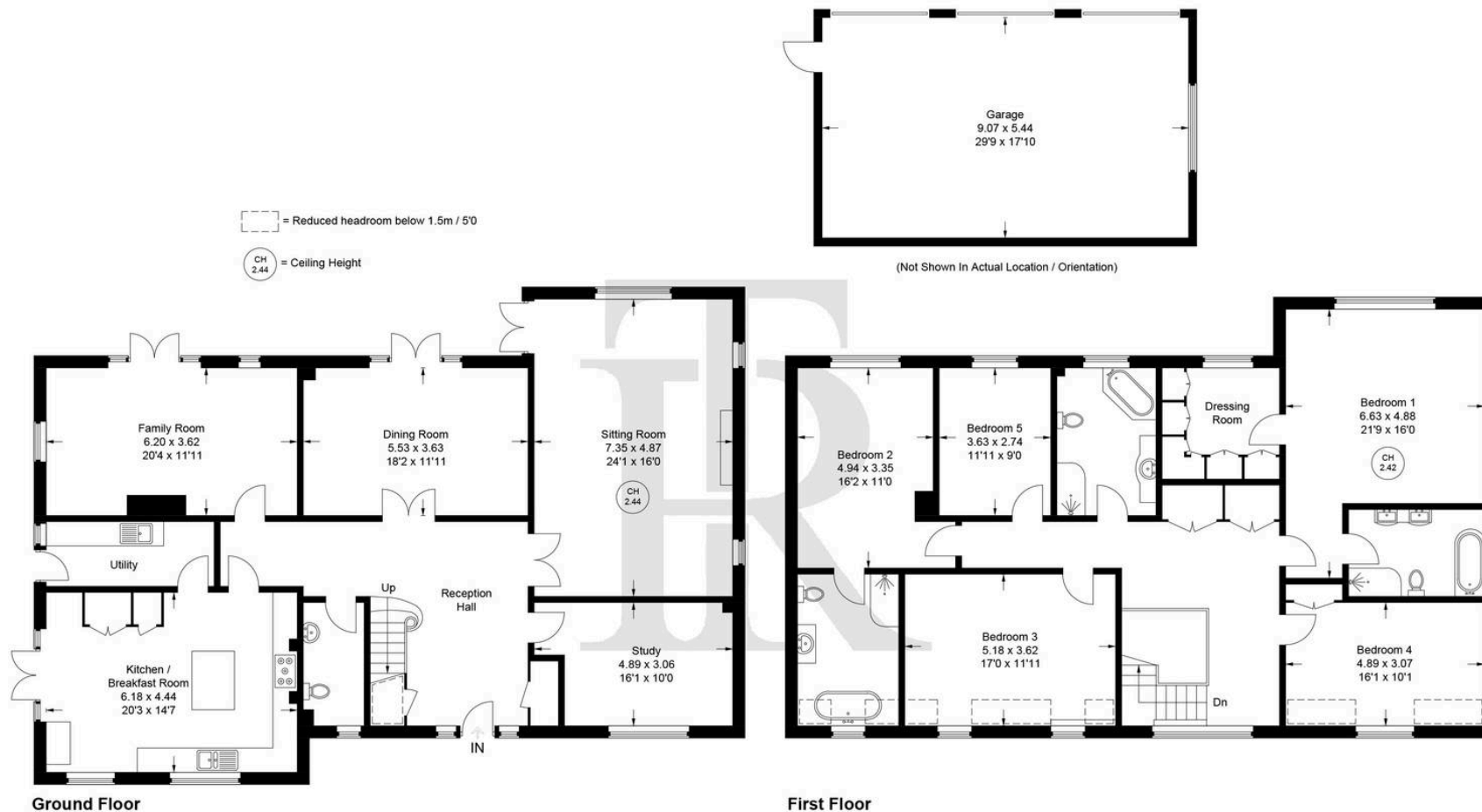
Redlands Stratton Chase Drive

Chalfont St. Giles,

A handsome five-bedroom detached home set quietly behind electric gates on one of Chalfont St Giles' most coveted private roads, surrounded by half an acre of mature grounds. A generous shingled driveway sweeps up to the house. The ground floor has been thoughtfully laid out for the way families actually live. The sitting room is a generous 24ft by 16ft and the natural heart of the home, with a cast-iron wood-burning stove set within a classical fireplace surround lends the room an easy elegance. Beyond it, the dining room and family room extend the social space, while a quieter study tucked off the hall is essential for busy families. Upstairs, five well-proportioned bedrooms are arranged around a broad landing. The principal bedroom is a serene, beautifully dressed space overlooking the magnificent gardens and an adjoining dressing room providing generous wardrobe space. Two bathrooms serve the first floor, one with a freestanding bath, walk-in shower and elegant vanity unit; the other finished in striking granite. The remaining bedrooms offer easy flexibility for children, guests, or a home office. Outside, the rear garden is a real joy, the lawn is broad and level, well-screened by mature hedging and trees for genuine seclusion. A raised patio is perfect for outdoor dining, and a detached triple garage completes the picture. Council Tax band: TBD Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating:





Approximate Gross Internal Area
 Ground Floor = 166.9 sq m / 1796 sq ft
 First Floor = 157.1 sq m / 1691 sq ft
 Garage = 49.3 sq m / 531 sq ft
 Total = 373.3 sq m / 4018 sq ft

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

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.



Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.