



Chestnut View, Chilton Road - HP18 0DN

Guide Price £535,000

 **TIM RUSS**
& Company



Chestnut View

Chilton Road, Buckinghamshire

- GREAT FAMILY HOME WITH A SUPER GARDEN
- HIGHLY REGARDED VILLAGE LOCATION
- EXPANSIVE GARDEN WITH COPIOUS AMOUNTS OF STORAGE AREAS
- THREE BEDROOMS, TWO BATHROOMS
- EXTENDED OVER THE YEARS TO PROVIDE A GREAT FAMILY HOME
- FANTASTIC RURAL VIEWS

Additional Information

Tenure - Freehold

Council Tax Band - C

EPC Rating - D



Chestnut View

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A mature spacious rural home which has been extended over the years to provide a great family dwelling. A porch leads into the entrance hall which in turn opens into the kitchen/dining space. An extensive range of units are complimented with attractive worktops. The kitchen area has a part vaulted ceiling with velux windows which allow light to flood in. There are glazed double doors onto the garden. Special note must be made of the patio which is an all year round entertaining space and even has its own built in pizza oven. The sitting room is also a good size and has an attractive wood burning stove. Being placed towards the front of the property, the views are again lovely. A utility room and downstairs bathroom concludes the ground floor.

The first floor.

The principal bedroom has front and rear windows , a range of fitted wardrobes and an ensuite shower room. There are two further bedrooms on this floor .

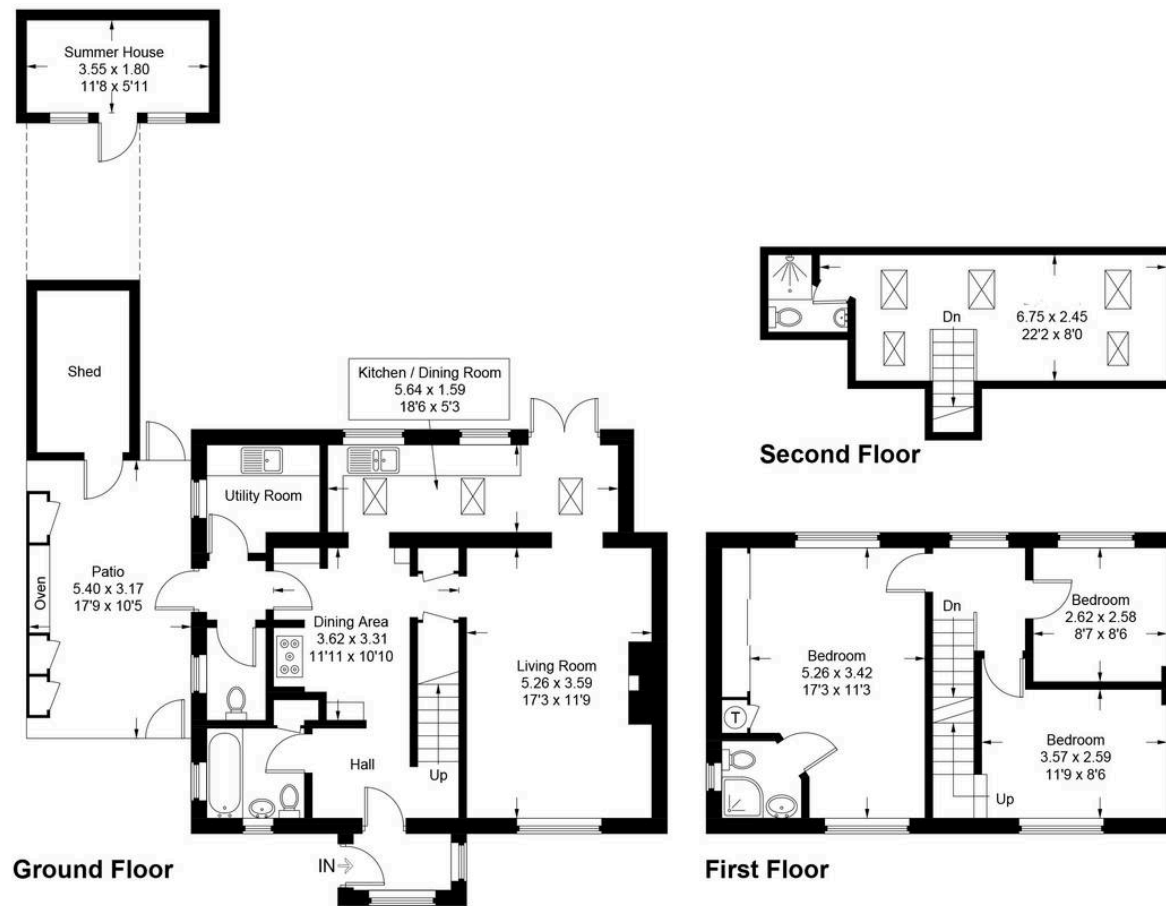
Second floor bonus space

This area is accessed via the third bedroom and would be perfect for a teenager.

Outside

The front of this charming home offers driveway parking and access to one of the many useful storage areas. The remainder of the front is laid to lawn with established borders. The views from the front are lovely, over rural farmland and rolling countryside.





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Approximate Gross Internal Area
 Ground Floor = 64.5 sq m / 694 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Second Floor = 18.2 sq m / 196 sq ft
 Summer House = 6.4 sq m / 69 sq ft
 Total = 134.5 sq m / 1,448 sq ft
 (Excluding Shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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