Flat C, The Meadowfield, Brayfield Lane, Chalfont St Giles, HP8 4FA

Draft



ROBSONS
RESIDENTIAL SALES

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A beautifully presented two double bedroom apartment situated in this highly sought-after development, only a short distance from the amenities and station of Little Chalfont. Apartment C offers elegant, well-proportioned accommodation and is located on the first floor with a lift and balcony and is offered for sale with two car parking spaces and the benefit of no onward chain. The property has both a share in the freehold company and a lease of: 250 years from 2016. Bi-Annual Service Charge (including Reserve Fund) : £1,949.98 (01/07/2026 - 31/12/2026) EPC rating: B. Council Tax Band: G

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London for all work and socialising needs, a short walk from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the Lifestyle Centre (state-of-the art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys & Girls) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only via

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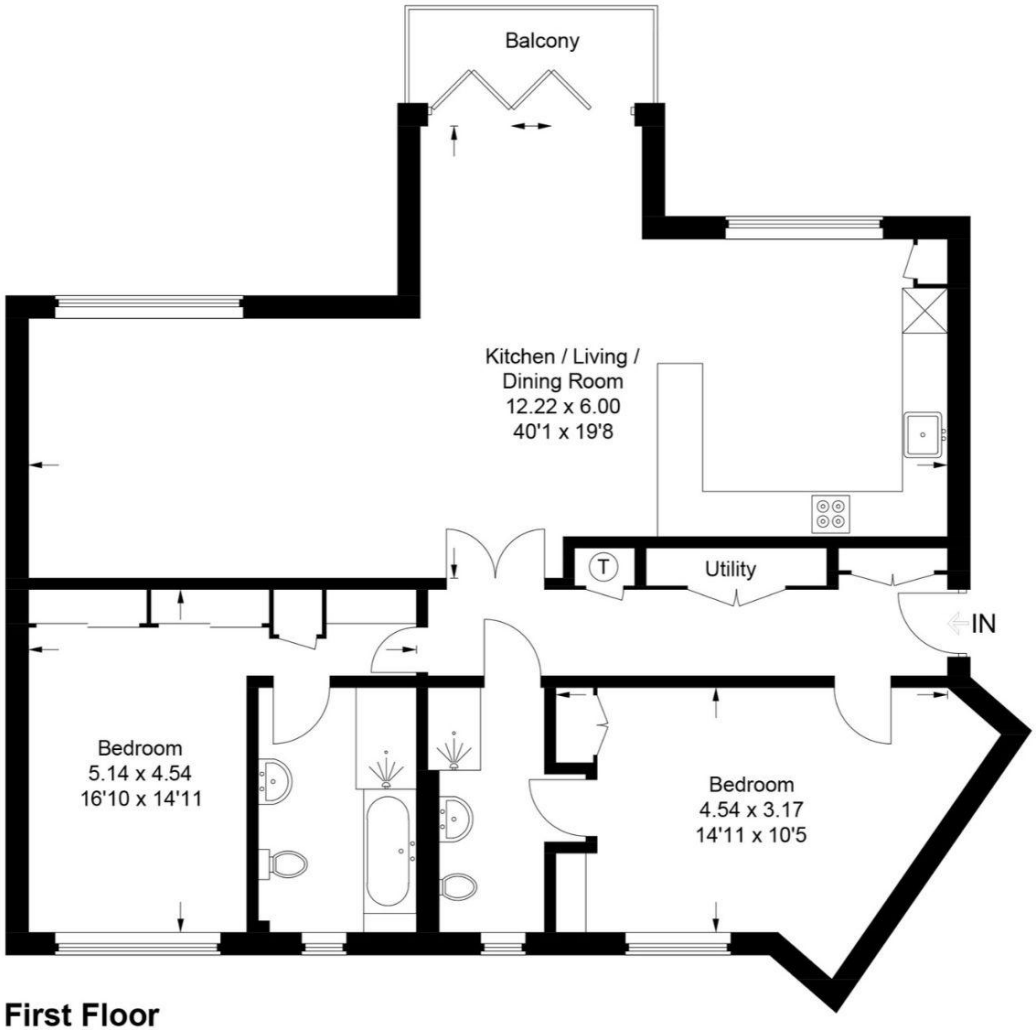
Directions: From our offices at Little Chalfont station, proceed through the shops turning left into Burtons Lane and promptly left into Brayfield Close. Take the left fork as you enter the development and The Meadowfield can be found towards the end of the road on the right.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

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Approximate Gross Internal Area = 111.8 sq m / 1203 sq ft



First Floor

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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