

# Hamptons

INTERNATIONAL



**Gorelands Lane, Chalfont St. Giles, HP8**

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**£1,100,000**

(£1,099,000)

## Property details

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### Key features

- The Pankhurst Houses Collection ne
- Book your exclusive VIP appointme
- Sales & Marketing suite open 7 day
- 3/4 bedroom distinguished houses
- Homes ready to occupy - an excepti
- 200-acre private country estate
- Private balconies terraces or garde
- Secure gated development & 24-ho
- Residents' exclusive concierge serv
- Planned on-site luxury spa & health

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## Description

**\*\*LAUNCH EVENT SATURDAY 16th & SUNDAY 17th MAY!\*\*** | JOIN US & EXPLORE THE NEW PANKHURST APARTMENTS AT NEWLAND PARK | Historic Country Estate amid 200 acres of mature parkland | Unrivalled services include a planned on-site luxury spa, health & fitness resort\* | Generous outdoor space | Excellent transport links

These outstanding homes offer the perfect sanctuary for families looking for an abundance of space inside and out. Available exclusively for private viewings the show house demonstrates the exceptional interiors and eye-catching façades that are a contemporary take on the traditional Chilterns country home. Buckinghamshire's exclusive new address, Newland Park is an extraordinary new destination for living in Chalfont St. Giles. Set amid 200-acres of serene parkland, with both quintessential village life and London easily accessible within 30 minutes by train, this superior private estate stands apart from the rest, representing the finest in contemporary country living. Accessed via an impressive tree-lined driveway, the inaugural release consists of luxurious 2 and 3 bedroom apartments and duplexes, all with private balconies or terraces and allocated parking along with the collection of premium-specification heritage-style houses which have been beautifully designed and benefit from private driveways and gardens. Every home at Newland Park offers a sense of contemporary grandeur, drawing an abundance of inspiration from the estate's illustrious heritage, finished to an impressive premium-grade specification. Unrivalled services include 24 hour security with concierge, private courtesy coach operating local stations and shops, over ground electric vehicle charging and expansive acres of private grounds. There will be an onsite luxury spa, health and fitness resort, with a state-of-the-art gym, swimming pools, tennis dome, bistro and relaxation terraces. Contact Hamptons now to secure your appointment to view our Marketing Suite and new Show Apartments and Show Home, open daily from 10am-5pm.

Outside Set within 200 acres of breath-taking natural beauty, Newland Park's expansive grounds are home not only to a range of stunning new homes but also to wildlife including deer, foxes, badgers and rabbits as well as red kites and owls circling overhead. The natural habitat is being preserved with new initiatives such as beehives, bat boxes, butterfly gardens and areas set aside for 'wilding'. The garden's original pergolas and summerhouses, designed by renowned landscape architect Thomas Mawson in the early 20th century, have been sensitively restored, and a series of immersive and contemporary new green spaces created for adventure and escapism. Underground parking offers security whilst keeping the estate's manicured landscaped spaces looking their absolute best plus designated over ground electric vehicle parking bays and cycle parking for all as well access to an on-site members spa, health and fitness resort\*. The estate's concierge service takes care of those little everyday details, and the estate offers a high level of security throughout, such as a secure entrance gate, a 24 hour manned security team, with CCTV and lighting specifically designed to offer maximum peace of mind with minimal light pollution.

Situation There's no place quite like Buckinghamshire's Chalfonts, and Newland Park sits at the heart of it all. Here, the phrase 'the best of both worlds' just happens to be true, with neighbouring Chalfont St Giles combining traditional charm with modern luxuries, and tranquil village life with fantastic access to London. In the village itself, you'll find a welcoming high street lined with independent shops, a butcher, baker and greengrocer, as well as family-friendly pubs and all the essentials for everyday convenience. Chalfont St Giles is an affluent, thriving village that can be found 25 miles/40km from London and bordered by the equally sought-after neighbourhoods of Beaconsfield, Gerrards Cross, Seer Green and Little Chalfont. Chalfont St Giles has exceptional transport links, with close proximity to the M25 and M40 motorways, only a short distance to Heathrow airport (approx. 18 miles) and fast train access into Central London from Chalfont & Latimer station which is just 3 miles away (approx.). Marylebone Station can be reached in 28 minutes (approx.) on the Chiltern Line from Seer Green and Jordans Station - a few minutes' drive away, with the added benefit of a private resident only courtesy coach service\*\*

Locals are spoilt for choice with walks and green spaces including The River Chess walk taking in the surrounding Chiltern Hills, historic buildings, meadows and nature reserves. Education is second to none: Buckinghamshire's highly reputed excellent schooling spans all ages in both state and private sectors. Property Ref Number: HAM-2601

Additional Information FOR CLARIFICATION: Images shown are Computer generated images and are for illustrative and guidance purposes only. The elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. Individual plot layouts and materials vary. Whilst every care has been taken to ensure accuracy, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are a guide only.\*Applications for a brand new onsite luxury spa, health and fitness resort are in progress. Access to Members Luxury Spa, Health & Fitness Resort at additional cost.

The images shown are for guidance only and are from previous Comer Homes developments and health and fitness resort impressions. **\*\*All facilities outlined are subject to change, variation or removal at any time based on the stages of the development plans. Please speak to a sales advisor for clarification. Full details subject to final specification by Comer Homes Ltd and can change at any time.\*\***Distances and travel times are approximate only taken from Google Maps and National Rail as supplied by Comer Homes Ltd.







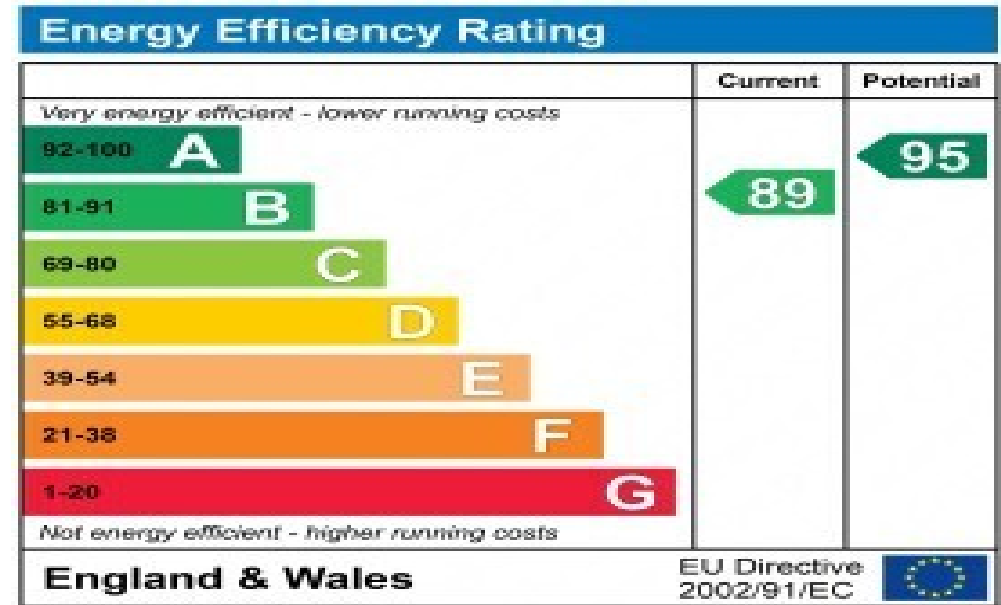












# Floor plan



**NEWLAND PARK**  
CHALFONT ST. GILES

**HOUSE 87**  
**PANKHURST HOUSES**  
THREE/FOUR BEDROOM HOUSE

Total 190m<sup>2</sup>

**Ground floor**

Living	4.5m x 4.9m	21.3ft x 16.1ft
Kitchen/Dining	5.1m x 5.1m	16.7ft x 16.7ft
Study	4.3m x 2.8m	20.3ft x 8.9ft
Bedroom	3.1m x 3.0m	10.2ft x 9.8ft
Utility	3.1m x 1.7m	10.2ft x 5.6ft

**Garden Plan**

Floor plans and dimensions are approximate only.  
 Ceiling heights, reserves and gardens may vary, please speak



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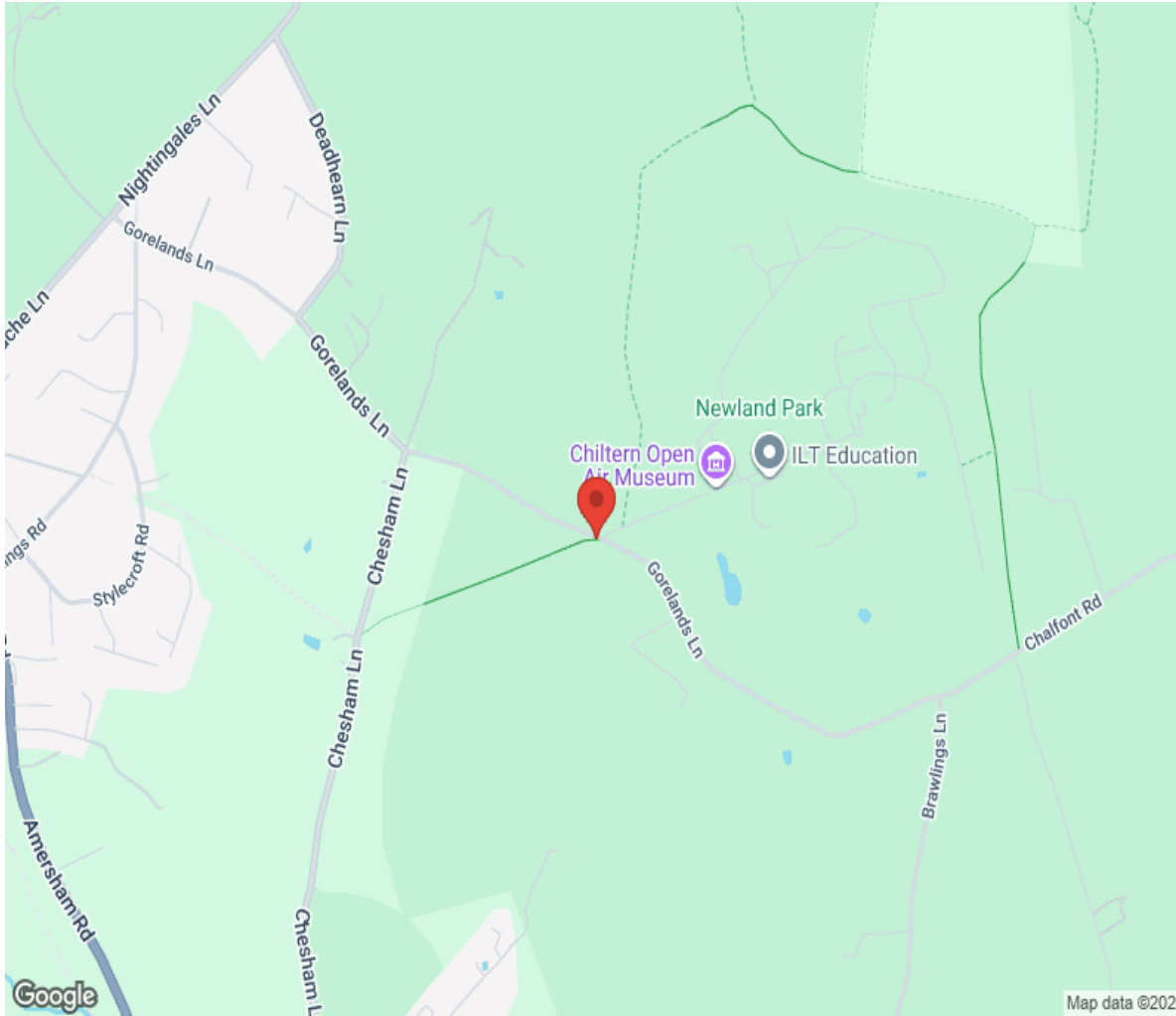
Total 190m<sup>2</sup>

**First floor**

Bedroom 1	4.7m x 4.0m	15.4ft x 13.1ft
Bedroom 2	5.0m x 3.5m	16.4ft x 11.5ft
Bedroom 3	3.6m x 3.1m	11.8ft x 10.2ft

# Location

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# Hamptons

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