

# Hamptons

INTERNATIONAL



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

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**£780,000**

**(£780,000)**

## Property details



### Key features

- Book your exclusive VIP appointment
- Sales & Marketing suite open 7 days
- 3/4 bedroom distinguished houses
- Homes ready to occupy - an exceptional
- 200-acre private country estate
- Private balconies, terraces or gardens
- Secure gated development & 24-hour
- Residents' exclusive concierge service
- Planned on-site luxury spa & health

### Attributes

- Apartment

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## Description

**\*\*LAUNCH EVENT SATURDAY 16th & SUNDAY 17th MAY!\*\*** | JOIN US & EXPLORE THE NEW PANKHURST APARTMENTS AT NEWLAND PARK | Exquisite modern apartments & houses | Set amid 200-acres of serene parkland with a planned luxury spa & health & fitness resort\* | Superb transport links with London just 30 minutes away by train. Visit our sales suite & new show apartment and discover a new destination for living in Buckinghamshire! Open 7 days a week from 10am-5pm. Prices from £649,000

A glorious country estate waiting to be discovered, Newland Park is an extraordinary new destination 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, 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 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-32168

Additional Information FOR CLARIFICATION: The Images shown are from the show homes at Newland Park 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<sup>2</sup> 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 purposes 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.



**NEWLAND PARK**  
CHALFONT ST GILES

### A COUNTRY ESTATE REBORN

A sanctuary of modern luxury houses and apartments in Chalfont St Giles and within easy reach of Central London.

**PANKHURST APARTMENTS LAUNCH WEEKEND**

SATURDAY 16th & SUNDAY 17th MAY 2026

PRICES FROM £649,000 (APARTMENTS) / £1,099,000 (HOUSES)



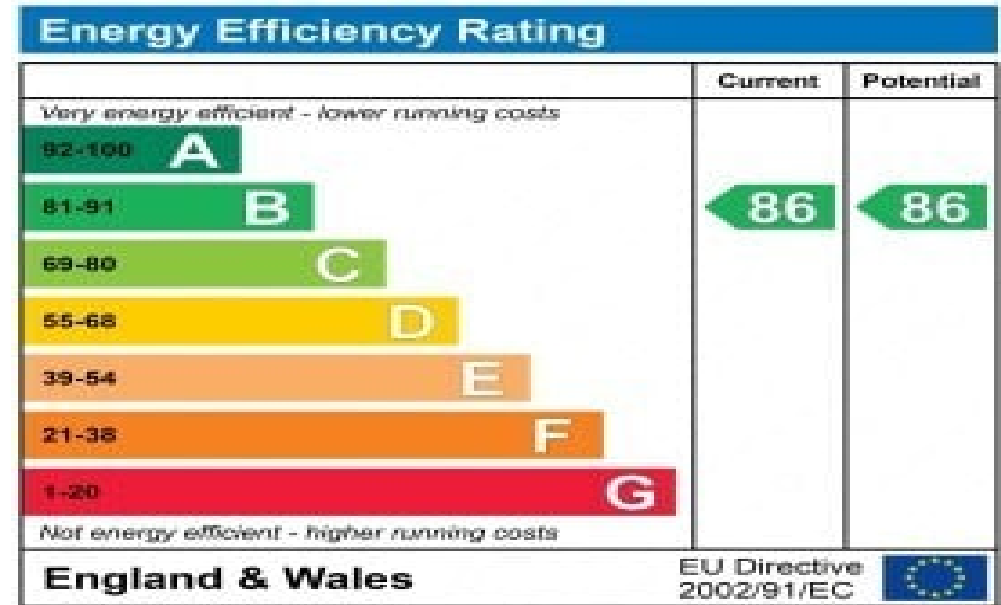












# Floor plan



**NEWLAND PARK**  
CHALFONT ST. GILES

**APARTMENT 14**  
**GOTT APARTMENTS**  
TWO BEDROOM APARTMENT

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Total 98m<sup>2</sup> / 1,055ft<sup>2</sup>

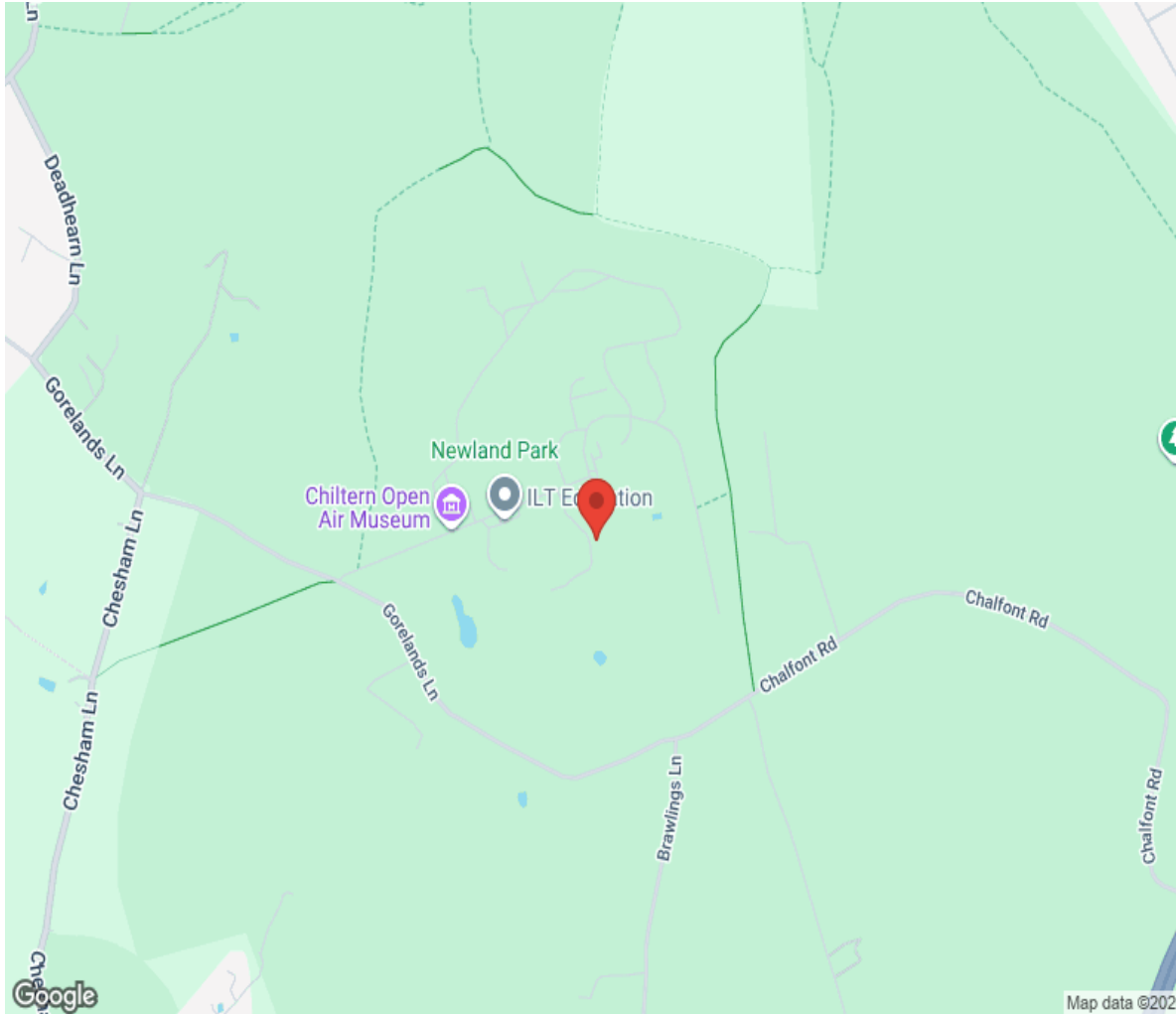
First Floor

Living/Kitchen	8.5m x 4.1m	27.9ft x 13.5ft
Bedroom 1	5.7m x 4.2m	18.7ft x 13.8ft
Walk-in Wardrobe	2.3m x 1.9m	7.6ft x 6.2ft
Bedroom 2	4.0m x 3.7m	13.1ft x 12.1ft
Balcony 1	3.5m x 1.2m	11.5ft x 3.9ft
Balcony 2	3.5m x 1.2m	11.5ft x 3.9ft



# Location

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# Hamptons

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