



MILL FARM

CHALFONT ST. GILES,
BUCKINGHAMSHIRE, HP8 4NP



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COMPUTER GENERATED IMAGE OF HOMES 3 & 4 (R-L). MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.

Introducing Mill Farm

Mill Farm is an exclusive new development of just five, detached properties, offering a rare opportunity to own a substantial new home in the highly sought-after Buckinghamshire village of Chalfont St. Giles.

Each of the five detached homes in this private gated development have been thoughtfully designed to offer generous interiors with light-filled, open-plan living spaces and high-specification finishes throughout. Each home boasts a bespoke kitchen, luxurious bathrooms, and a large private garden, perfect for entertaining or enjoying the surrounding natural beauty.





A landscape photograph showing a vibrant green field in the foreground. In the middle ground, there is a dense line of trees with foliage in various shades of green and yellow, indicating autumn. The background is a bright blue sky filled with large, fluffy white clouds. The text 'WELCOME TO CHALFONT ST. GILES, BUCKINGHAMSHIRE' is overlaid in white, serif, all-caps font in the lower-left portion of the image.

WELCOME TO
CHALFONT ST. GILES,
BUCKINGHAMSHIRE

Explore our charming Buckinghamshire village

Mill Farm can be found in the beautiful village of Chalfont St. Giles, set within the serene Misbourne Valley, an Area of Outstanding Natural Beauty. Residents here are perfectly positioned to enjoy scenic walks, local pubs, and a friendly village community, while finding themselves just a short drive away from the larger towns of Beaconsfield and Gerrards Cross.

Local Area

A picturesque village location

Set against the stunning backdrop of rolling countryside, Chalfont St. Giles blends idyllic rural charm with excellent connections. Just minutes from local amenities, boutique shops, and highly regarded schools, these properties are ideally located for families and professionals alike. With fast rail links into London and easy access to the M25 and the M40, the development perfectly balances tranquil village living with modern convenience.



Local amenities on your doorstep

Chalfont St. Giles is home to a great selection of independent shops, restaurants, and traditional pubs, offering plenty of choice, right on your doorstep. The village also features numerous parks and green spaces, providing plenty of opportunity to enjoy the great outdoors.

Other local facilities include the Chalfont Leisure Centre, several golf courses, tennis, bowls, cricket, football, and squash clubs. The village also plays host to the annual Chalfont St. Giles Show, which takes place every September, a popular event, which never fails to bring the community together.



Educational establishments

Within the village itself, you will find the Chalfont St. Giles Village School, which encompasses both an Infant and Nursery School, and a Junior School. Both are within easy reach, just a mile from Mill Farm, and have been awarded 'Good' and 'Outstanding' by Ofsted respectively. The two schools are well-regarded and are deemed to offer a nurturing atmosphere and a strong academic foundation.

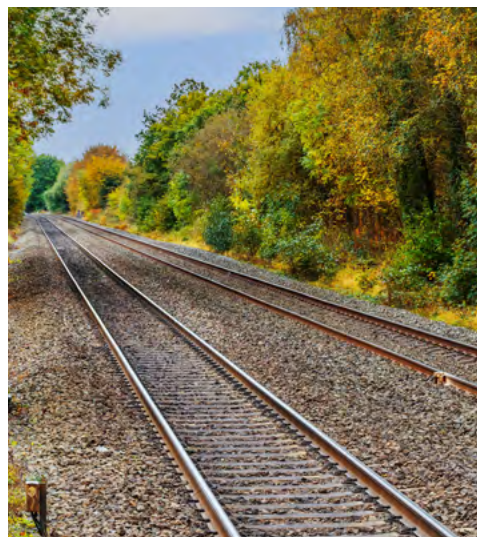
For secondary education, students can attend nearby Chalfonts Community College in Chalfont St. Peter, or Amersham School, both of which can be found less than three miles from Mill Farm and are rated as 'Good' by Ofsted. Locally, there is also Dr Challoner's High School, a popular grammar school for girls, which is rated Ofsted 'Outstanding'.

Buckinghamshire is one of the few counties in the UK that still operates a grammar school system, with several high-performing grammar and independent schools available.

Well connected by road and rail

Chalfont St. Giles is well-served by nearby stations including Seer Green & Jordans, Chalfont & Latimer and Gerrards Cross, all of which are just a 10-minute drive away and offer regular, direct services to London Marylebone. Both Chalfont & Latimer and Amersham station are connected to the London Underground's Metropolitan line.

The village is conveniently located near the M25 and the M40 motorways, providing easy road access to London, Heathrow Airport, and the wider region. Local bus services connect Chalfont St. Giles to surrounding towns, including Amersham, High Wycombe, and Uxbridge, making it a desirable location for commuters seeking a blend of beautiful scenery and accessibility.





AMERSHAM

MILL FARM

BEACONSFIELD



In the Area

SCHOOLS

- I. Chalfont St. Giles Infant School and Nursery (0.7 miles)
2. Chalfont St. Giles Junior School (1.1 miles)
3. The Chalfonts Community College (2.3 miles)
4. Jordans School (2.4 miles)
5. Seer Green Church of England School (2.5 miles)
6. Robertswood School (2.5 miles)
7. Chalfont St. Peter CofE Academy (2.6 miles)
8. Dr Challoner's High School (2.8 miles)
9. Chalfont St. Peter Infant School (2.9 miles)
10. Amersham School (3.0 miles)

SHOPPING

11. Waitrose, Gerrards Cross (4.0 miles)
12. Sainsbury's (4.9 miles)
13. The Pavilions Shopping Centre (8.1 miles)
14. The Chimes Shopping Centre (9.1 miles)
15. The Eden Centre (10.0 miles)

OUTDOOR

16. Chiltern Open Air Museum (1.8 miles)
17. Seer Green & Jordans Rail Station (3.0 miles)
18. Chalfont & Latimer Rail Station (3.1 miles)
19. Amersham Underground Station (3.6 miles)
20. Gerrards Cross Rail Station (4.0 miles)
21. Bekonscot Model Village & Railway (4.6 miles)
22. Colne Valley Regional Park (7.4 miles)
23. Black Park Country Park (8.3 miles)
24. National Trust - Cliveden House, Spa & Gardens (9.0 miles)

LIFESTYLE

25. Oakland Park Golf Club (1.1 miles)
26. Harewood Downs Golf Club (1.7 miles)
27. Chalfont Leisure Centre (2.6 miles)
28. Beaconsfield Golf Club (3.1 miles)
29. Gerrards Cross Golf Club (3.3 miles)
30. David Lloyd, Beaconsfield (7.3 miles)





THE HOMES

HOME 1 - THE BEECH - 3,409 SQ FT - DETACHED - 5-BEDROOM

HOME 2 - THE BIRCH - 3,082 SQ FT - DETACHED - 5-BEDROOM

HOME 3 - THE PRIMROSE - 3,489 SQ FT - DETACHED - 5-BEDROOM

HOME 4 - THE HAZEL - 3,753 SQ FT - DETACHED - 5-BEDROOM

HOME 5 - THE ALDER - 3,596 SQ FT - DETACHED - 5-BEDROOM



G indicates garage



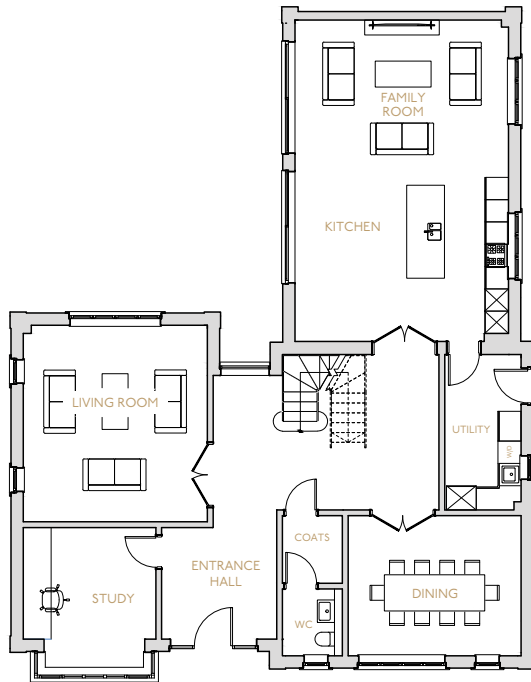
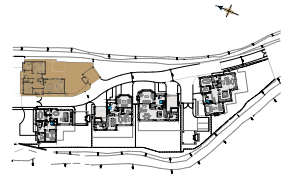
COMPUTER GENERATED IMAGE OF HOMES 1 & 2 (L-R). MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.



Home One - The Beech

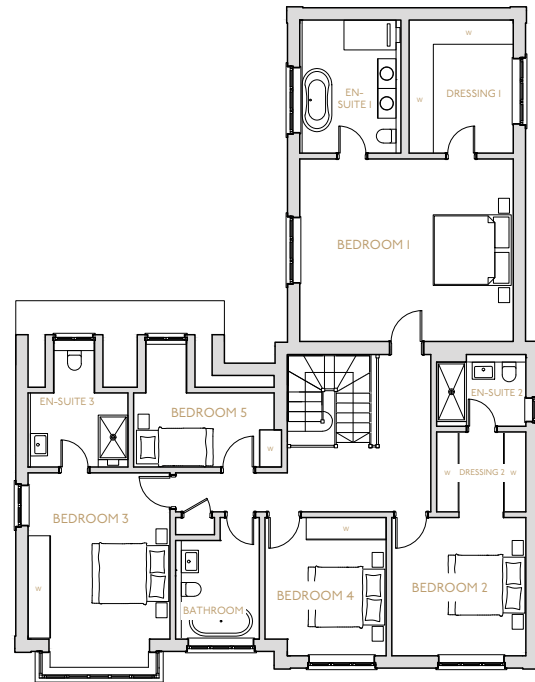
TOTAL AREA: 317m² ~ 3,409ft²

BEDROOMS: 5



GROUND FLOOR

KITCHEN: 5740mm x 4745mm ~ 18'10" x 15'7"
 FAMILY ROOM: 5740mm x 3900mm ~ 18'10" x 12'10"
 LIVING ROOM: 4995mm x 5290mm ~ 16'3" x 17'4"
 DINING ROOM: 4650mm x 3770mm ~ 15'3" x 12'4"
 STUDY: 3570mm x 3755mm ~ 11'8" x 12'4"
 GARAGE: 5000mm x 4800mm ~ 16'4" x 15'7"



FIRST FLOOR

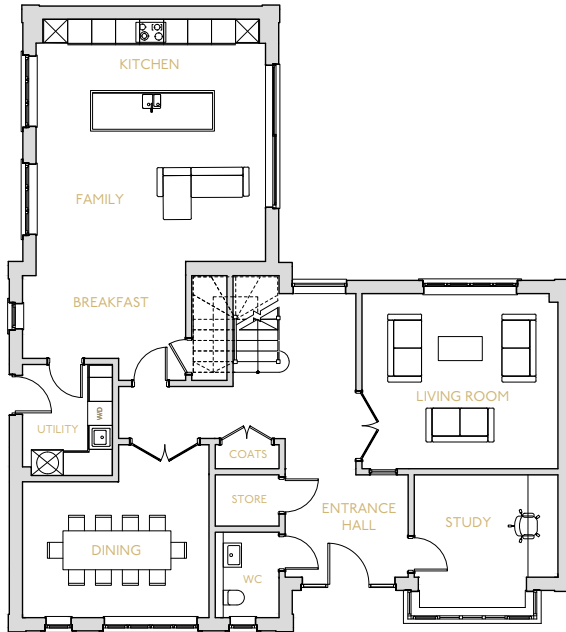
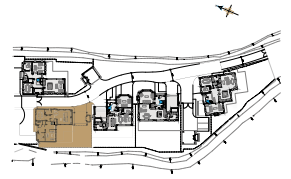
BEDROOM 1: 5745mm x 4910mm ~ 18'10" x 16'1"
 BEDROOM 2: 3605mm x 3720mm ~ 11'10" x 12'2"
 BEDROOM 3: 3815mm x 5230mm ~ 12'6" x 17'2"
 BEDROOM 4: 3260mm x 3720mm ~ 10'8" x 12'2"
 BEDROOM 5: 3980mm x 1995mm ~ 13'1" x 6'7"

W depicts suggested location of wardrobe/s

Home Two - The Birch

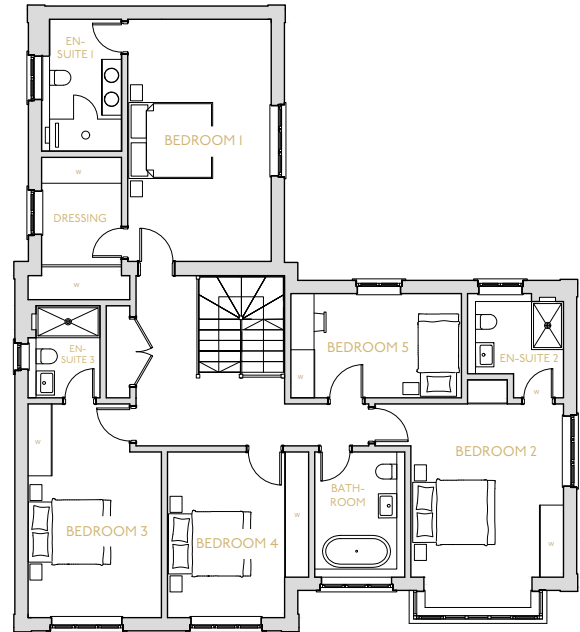
TOTAL AREA: 286m² ~ 3,082ft²

BEDROOMS: 5



GROUND FLOOR

KITCHEN: 5745mm x 3110mm ~ 18'10" x 10'2"
 FAMILY ROOM: 5745mm x 2950mm ~ 18'10" x 9'8"
 BREAKFAST: 4080mm x 2425mm ~ 13'5" x 7'11"
 LIVING ROOM: 4900mm x 4380mm ~ 16'1" x 14'4"
 DINING ROOM: 4665mm x 4325mm ~ 15'4" x 14'2"
 STUDY: 3590mm x 3315mm ~ 11'9" x 10'11"
 GARAGE: 5000mm x 4800mm ~ 16'4" x 15'7"



FIRST FLOOR

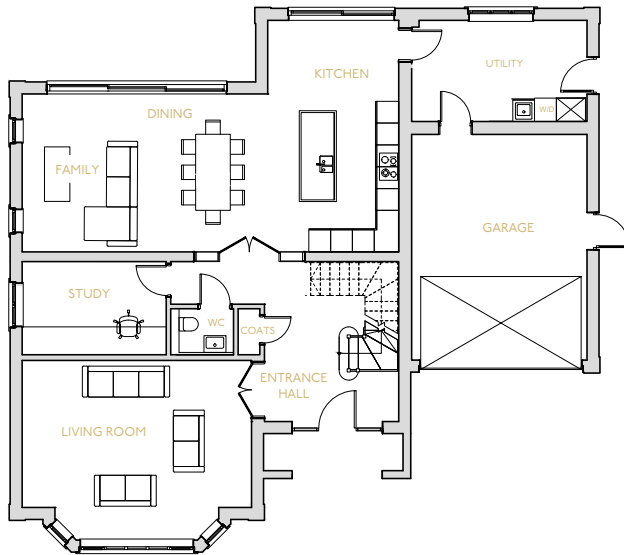
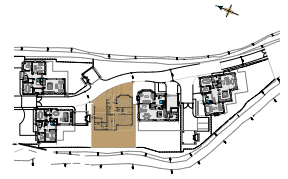
BEDROOM 1: 3590mm x 6060mm ~ 11'9" x 19'10"
 BEDROOM 2: 3815mm x 5090mm ~ 12'6" x 16'8"
 BEDROOM 3: 3335mm x 5345mm ~ 10'11" x 17'6"
 BEDROOM 4: 3530mm x 4140mm ~ 11'7" x 13'7"
 BEDROOM 5: 4265mm x 2605mm ~ 14' x 8'7"

W depicts suggested location of wardrobe/s

Home Three - The Primrose

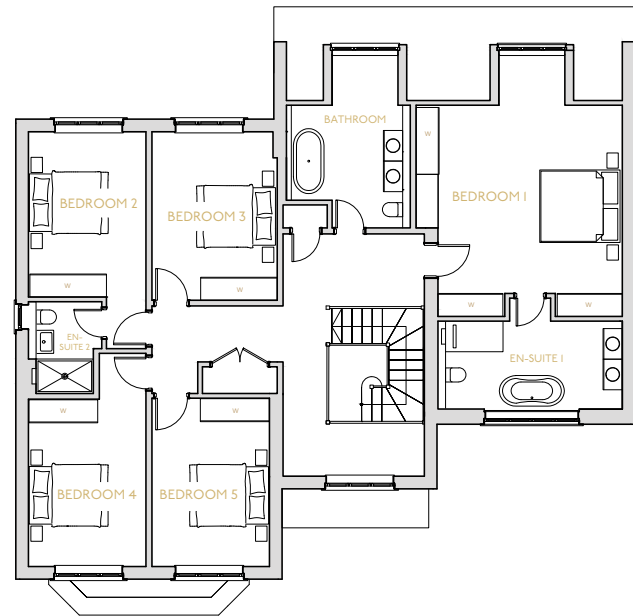
TOTAL AREA: 324m² ~ 3,489ft²

BEDROOMS: 5



GROUND FLOOR

KITCHEN: 3605mm x 6365mm ~ 11'10" x 20'11"
 FAMILY ROOM: 4745mm x 4340mm ~ 15'7" x 14'3"
 DINING ROOM: 2005mm x 4340mm ~ 6'7" x 14'3"
 LIVING ROOM: 6305mm x 4945mm ~ 20'8" x 16'3"
 STUDY: 3960mm x 2560mm ~ 13' x 8'5"
 GARAGE: 4820mm x 6210mm ~ 15'11" x 24'



FIRST FLOOR

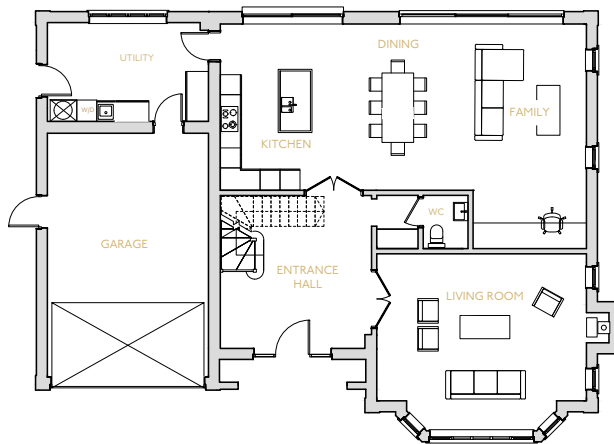
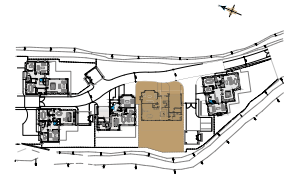
BEDROOM 1: 4820mm x 5525mm ~ 15'10" x 18'1"
 BEDROOM 2: 3075mm x 4320mm ~ 10'1" x 14'6"
 BEDROOM 3: 3275mm x 4405mm ~ 10'1" x 14'4"
 BEDROOM 4: 3075mm x 4375mm ~ 10'1" x 14'1"
 BEDROOM 5: 3075mm x 4390mm ~ 10'1" x 14'1"

W depicts suggested location of wardrobe/s
 Overall square footages include integral garage

Home Four - The Hazel

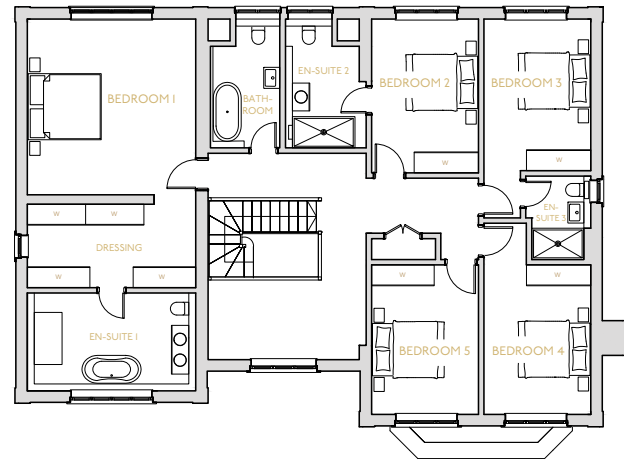
TOTAL AREA: 349m² ~ 3,753ft²

BEDROOMS: 5



GROUND FLOOR

KITCHEN: 4480mm x 5000mm ~14'8" x 16'5"
 DINING ROOM: 3040mm x 5000mm ~10' x 16'5"
 FAMILY ROOM: 3490mm x 6755mm ~11'5" x 22'2"
 LIVING ROOM: 6305mm x 5320mm ~20'8" x 17'5"
 GARAGE: 4845mm x 7325mm ~ 15'11" x 24'



FIRST FLOOR

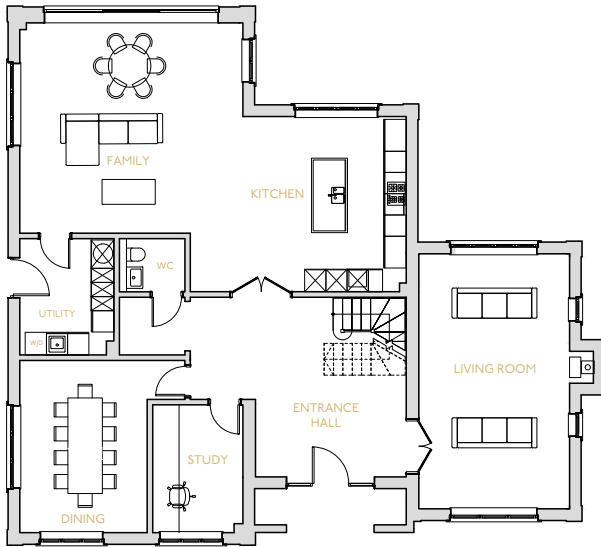
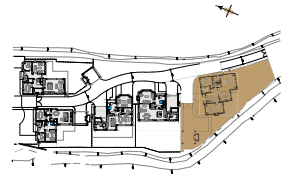
BEDROOM 1: 4845mm x 5050mm ~ 15'11" x 16'7"
 BEDROOM 2: 3075mm x 4420mm ~ 10'1" x 14'6"
 BEDROOM 3: 3075mm x 4360mm ~ 10'1" x 14'1"
 BEDROOM 4: 3075mm x 4300mm ~ 10'1" x 14'1"
 BEDROOM 5: 3075mm x 4300mm ~ 10'1" x 14'1"

W depicts suggested location of wardrobe/s
 Overall square footages include integral garage

Home Five - The Alder

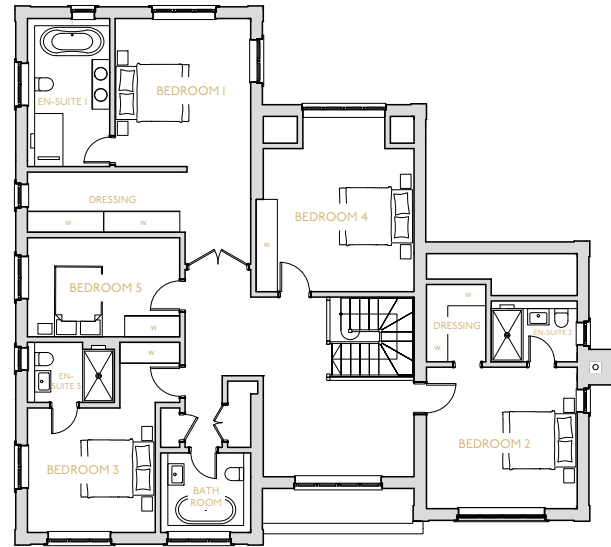
TOTAL AREA: 334m² ~ 3,596ft²

BEDROOMS: 5



GROUND FLOOR

KITCHEN: 4610mm x 4950mm ~ 15'1" x 16'3"
 FAMILY ROOM: 6305mm x 5945mm ~ 20'8" x 19'6"
 LIVING ROOM: 4260mm x 7205mm ~ 14' x 23'8"
 DINING ROOM: 3600mm x 4865mm ~ 11'10" x 16'
 STUDY: 2550mm x 3610mm ~ 8'4" x 11'10"
 GARAGE: 5000mm x 4800mm ~ 16'4" x 15'7"



FIRST FLOOR

BEDROOM 1: 3830mm x 4180mm ~ 12'7" x 13'9"
 BEDROOM 2: 4260mm x 3995mm ~ 14' x 13'1"
 BEDROOM 3: 3610mm x 3520mm ~ 11'10" x 11'7"
 BEDROOM 4: 4460mm x 4950mm ~ 14'8" x 16'3"
 BEDROOM 5: 4295mm x 2800mm ~ 14'1" x 9'2"

W depicts suggested location of wardrobe/s



COMPUTER GENERATED IMAGE OF HOME 5. MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.



SPECIFICATION



It's all in the detail

These homes impress from the moment you open the front door. Their sweeping staircases with wrought iron balustrades, instantly create a sense of grandeur, which is emulated throughout the rest of the property.

The shaker-style kitchens, all with integrated appliances, perfectly blend style with functionality, while the expertly designed bathroom suites, with their high-end fixtures and fittings, give the sense of a spa-like retreat.

Attention has been paid to every detail, to ensure that these homes deliver a true sense of opulence throughout. The spacious bedrooms enjoy luxury carpet underfoot, while all principal bedrooms benefit from a beautiful en-suite, and the majority include separate dressing rooms.

Our promise to you extends beyond aesthetics. We provide a 10-year structural warranty on all Bruckland Development homes, offering you complete reassurance and confidence in the lasting quality of your new home.

Specification

Kitchen

Fully fitted shaker kitchen with a stone work surface
Soft close doors and drawers
Antique brass cabinet handles
Siemens induction hob*
Built-in kitchen extractor
Siemens integrated oven or Rangemaster*
Siemens integrated fridge
Siemens integrated freezer
Siemens integrated dishwasher
Quooker hot water tap
Undermounted 1 ½ bowl stainless steel sink
Pendant lighting above the island

Bathrooms, en-suites and WC

Premium sanitaryware
Dual flush WC with concealed cistern, soft close seat and cover
LED light within niches in both family bathroom and en-suites
Vanity units with soft close drawers
Electric heated towel rail to all bathrooms and en-suites
Shaver point to all bathrooms and en-suites
Thermostatic three-way diverter for the shower/bath controls within bath
En-suites with large shower enclosures include fixed shower heads and handheld wand
Porcelain wall and floor tiling
Chain link feature tiling to principal bedroom en-suite
Brushed brass fixtures to principal bedroom en-suite
Decorative architectural coating with metallic highlights in WC and family bathroom

Interior finishes and features

Matt paint finish to all rooms
Vanity unit with a countertop sink with a Carrara worktop in WC, family bathroom and principal bedroom en-suite
High quality three panel internal, painted doors**
Porcelain tiles in bathrooms
Large format porcelain tiled floor in hallway, family room, kitchen and WC
Decorative tiled floor in dining room
Carpet to living room, study***, all bedrooms and landing
Carpeted staircase runner
Architectural metal balustrading with an oak handrail
Classical skirting and architrave profile
Ornate plaster cornice to ground floor

Heating, electrical and lighting

Air source heat pump
Thermostatically controlled underfloor heating throughout the entire house
Black faceplates to sockets and light switches
Downlights to kitchen, hallway/landing, bathrooms and downstairs WC
Pendant lighting above kitchen island, dining room and to all bedrooms
Dimmable pendants in family room and dining area
USB sockets under island and either side of the bed in the principal bedroom
TV points to all bedrooms, family area and study***
Pre-wired Cat 6 data distribution
Heat and smoke detectors mains wired throughout the house
Mechanical extract ventilation to bathrooms and WC
EV charger installed

Utility room

Fully fitted shaker kitchen with a stone worksurface
Space provision for washing machine and tumble dryer
Storage water tank

External specification

Automatic LED lighting on dusk till dawn sensor
Porcelain tile paving to paths and patios
Private garage with power, light, and automated garage doors plus private driveway parking
Landscaped front garden
Rear garden incorporates porcelain patio and turfed area
External tap to rear of property
Exterior double socket to rear
Main private road entrance
High-security double glazed aluminium windows
High-security front entrance door with multi-point locking system
High security aluminium sliding doors

* Varies per home, speak to your Sales Advisor for more details

** Homes 1 & 3 doors painted Elephant's Breath with black handles, Homes 2, 4 & 5 doors painted black with antique brass handles

*** Where study is included





BRUCKLAND
DEVELOPMENTS



About us

Bruckland Developments is a premium developer specialising in high-end residential properties across the South East of England.

With years of experience and a reputation for excellence, we specialise in creating beautiful homes of outstanding quality. Our experienced team of architects, designers, and builders collaborate closely to craft beautiful, bespoke homes.

We believe that true luxury lies in the detail. From the architectural design to the finishing touches, every aspect of our homes is carefully considered to create a seamless blend of aesthetics and functionality. Each project is testament to our ability to blend traditional craftsmanship with modern innovation, resulting in residences that are both beautiful and functional. This timeless character ensures that our properties remain stylish and desirable for generations to come. Our portfolio features an array of stunning homes that showcase our commitment to quality and luxury.

Our reputation for excellence is built on a foundation of integrity, quality, and exceptional customer service. We take pride in our ability to deliver homes that not only meet but exceed our clients' expectations.



Mill Farm

Chalfont St. Giles, Buckinghamshire, HP8 4NP



Bruckland Developments

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info@brucklanddevelopments.com

01737 931332

We work in partnership with our chosen delivery partner JVB Construction Ltd to deliver all of our new build developments across London and the South East. With a shared ethos and a passion for delivering premium homes of a high standard, we work together as a united team to produce exceptional homes for our customers.



Warranty provider:



This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor upon reservation. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times where shown are taken from a variety of sources including Google and TFL and may vary depending on travel conditions and time of day.



MILL FARM

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