



# 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.







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 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.

Buckinghamshire is one of the few counties in the UK that still operates a grammar school system, with several high-performing grammar schools available. Locally, there is Dr Challoner's High School (girls), Dr Challenor's Grammar School in Amersham (boys), and Chesham Grammar School (mixed).

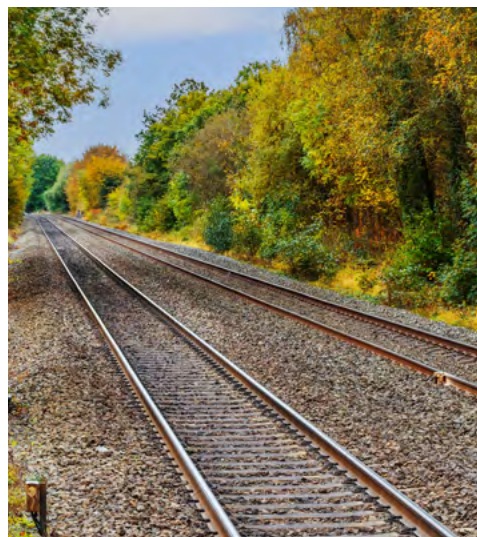
The area also benefits from a good selection of private schools, to include four within a four-mile radius of Mill Farm. These include Thorpe House School (boys), St Mary's (girls), Maltman's Green School (girls) and Gayhurst School (boys).

For secondary education, students can also 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.

## 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)
- II. Dr Challenor's Grammar School (boys) 3.7 miles
12. Chesham Grammar School (mixed) 6.7 miles

## SHOPPING

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

## OUTDOOR

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

## LIFESTYLE

27. Oakland Park Golf Club (1.1 miles)
28. Harewood Downs Golf Club (1.7 miles)
29. Chalfont Leisure Centre (2.6 miles)
30. Beaconsfield Golf Club (3.1 miles)
31. Gerrards Cross Golf Club (3.3 miles)
32. 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



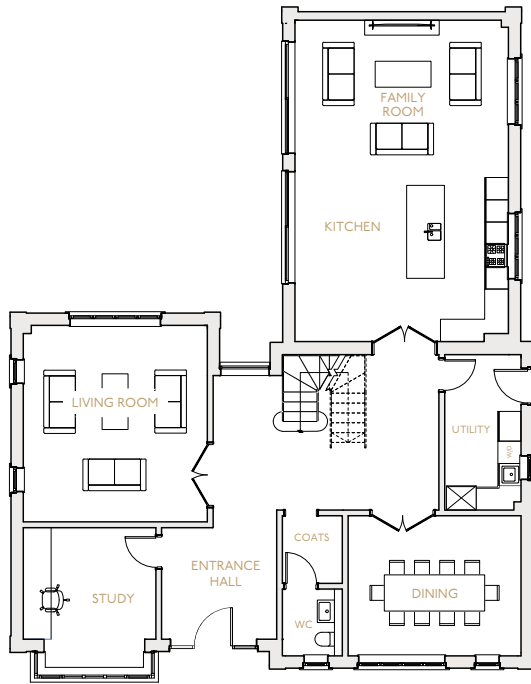
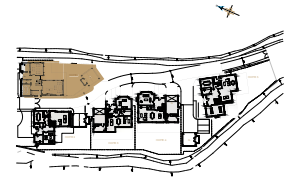
COMPUTER GENERATED IMAGE OF HOMES 1 & 2 (L-R). MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.



# Home One - The Beech

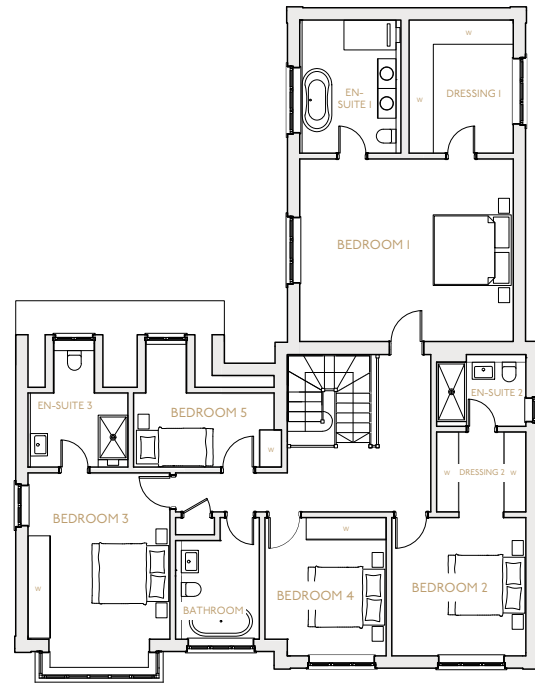
TOTAL AREA: 317m<sup>2</sup> ~ 3,409ft<sup>2</sup>

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

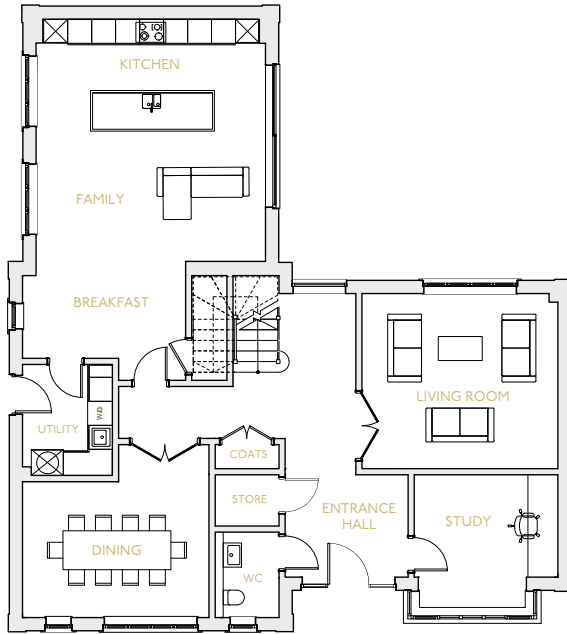
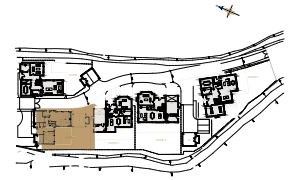
BEDROOM 1: 5745mm x 4910mm ~ 18'10" x 16'1"  
 BEDROOM 2: 3605mm x 3720mm ~ 11'10" x 12'2"  
 BEDROOM 3: 3815mm x 5230mm ~ 12'6" x 17'2"  
 BEDROOM 4: 3260mm x 3720mm ~ 10'8" x 12'2"  
 BEDROOM 5: 3980mm x 1995mm ~ 13'1" x 6'7"

W depicts suggested location of wardrobe/s

# Home Two - The Birch

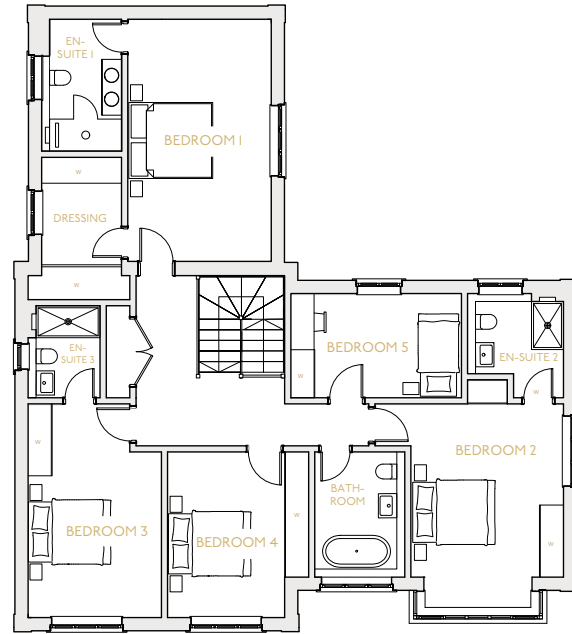
TOTAL AREA: 286m<sup>2</sup> ~ 3,082ft<sup>2</sup>

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

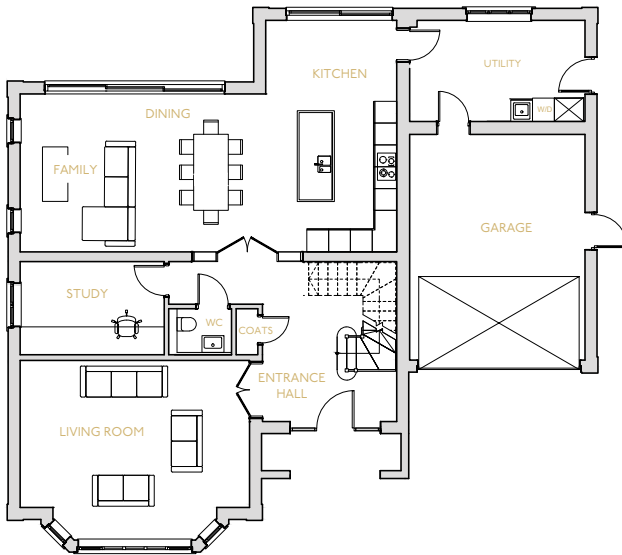
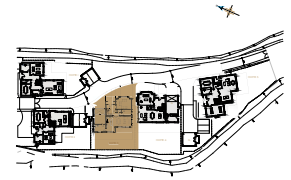
- BEDROOM 1: 3590mm x 6060mm ~ 11'9" x 19'10"
- BEDROOM 2: 3815mm x 5090mm ~ 12'6" x 16'8"
- BEDROOM 3: 3335mm x 5345mm ~ 10'11" x 17'6"
- BEDROOM 4: 3530mm x 4140mm ~ 11'7" x 13'7"
- BEDROOM 5: 4265mm x 2605mm ~ 14' x 8'7"

W depicts suggested location of wardrobe/s

# Home Three - The Primrose

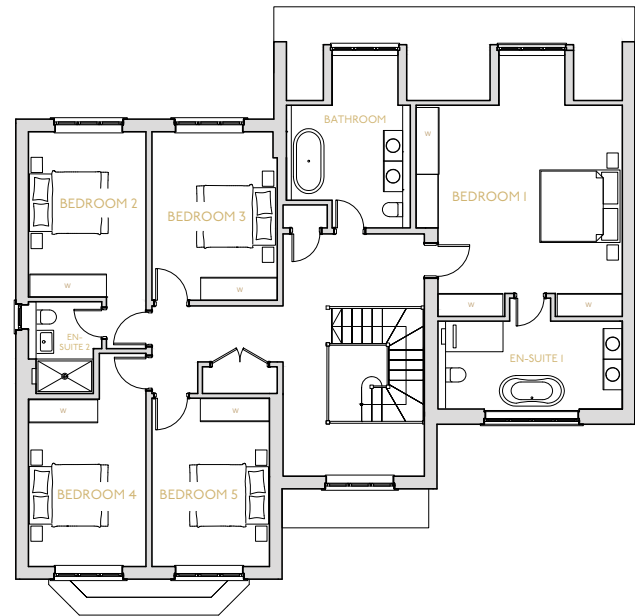
TOTAL AREA: 324m<sup>2</sup> ~ 3,489ft<sup>2</sup>

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

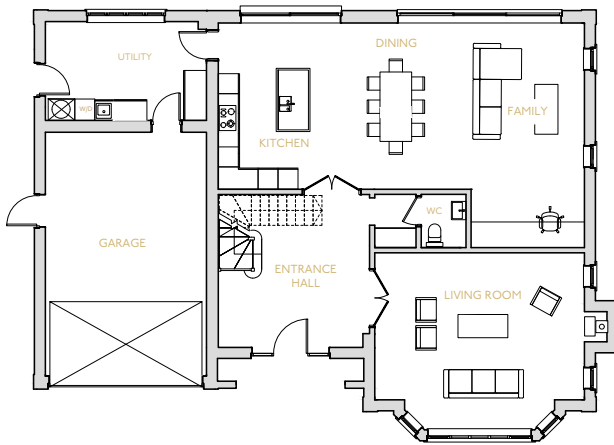
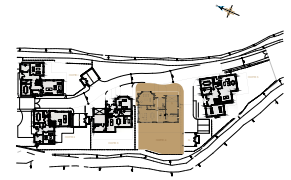
BEDROOM 1: 4820mm x 5525mm ~ 15'10" x 18'1"  
 BEDROOM 2: 3075mm x 4320mm ~ 10'1" x 14'6"  
 BEDROOM 3: 3275mm x 4405mm ~ 10'1" x 14'4"  
 BEDROOM 4: 3075mm x 4375mm ~ 10'1" x 14'1"  
 BEDROOM 5: 3075mm x 4390mm ~ 10'1" x 14'1"

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

# Home Four - The Hazel

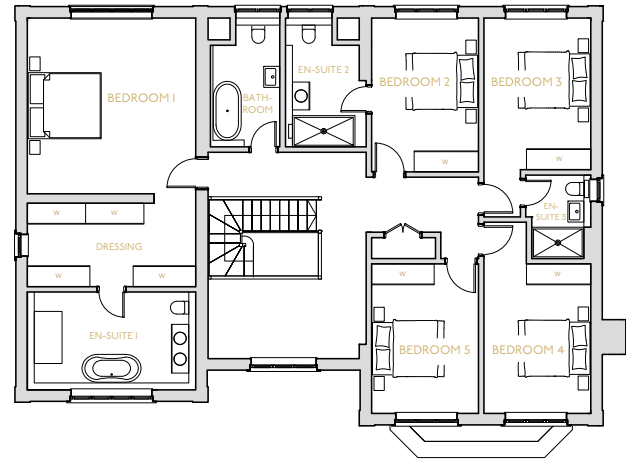
TOTAL AREA: 349m<sup>2</sup> ~ 3,753ft<sup>2</sup>

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

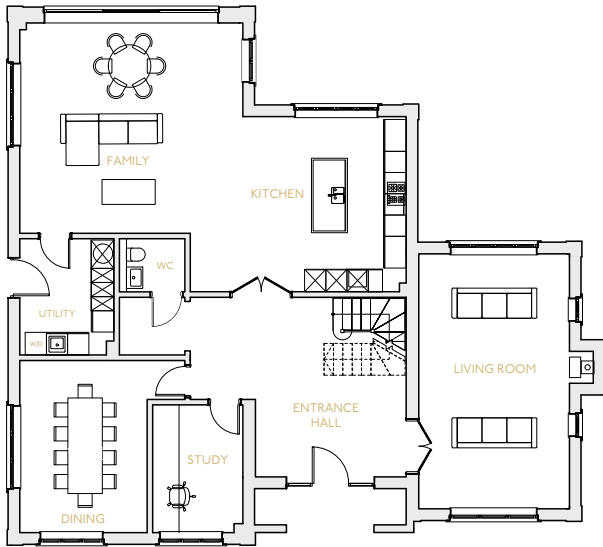
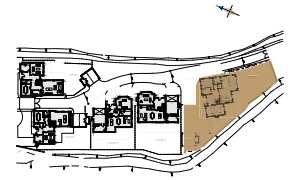
BEDROOM 1: 4845mm x 5050mm ~ 15'11" x 16'7"  
 BEDROOM 2: 3075mm x 4420mm ~ 10'1" x 14'6"  
 BEDROOM 3: 3075mm x 4360mm ~ 10'1" x 14'1"  
 BEDROOM 4: 3075mm x 4300mm ~ 10'1" x 14'1"  
 BEDROOM 5: 3075mm x 4300mm ~ 10'1" x 14'1"

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

# Home Five - The Alder

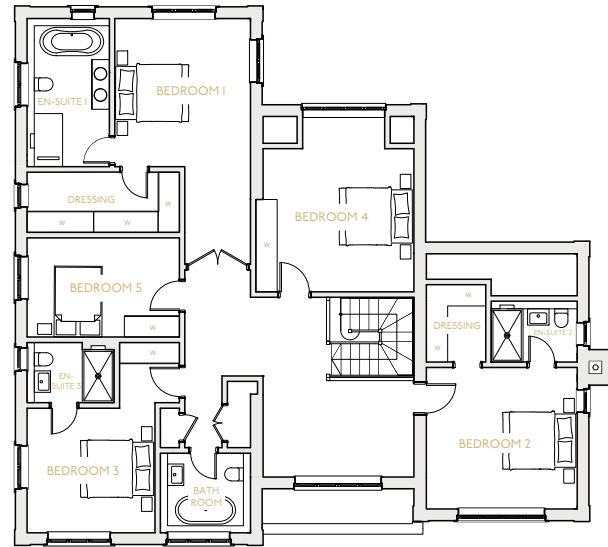
TOTAL AREA: 334m<sup>2</sup> ~ 3,596ft<sup>2</sup>

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  
Elica Nik Tesla Venting Hob\*  
Elica Extractor  
Siemens integrated oven or Rangemaster\*  
Siemens integrated fridge  
Siemens integrated freezer  
Siemens integrated dishwasher  
Quooker hot water tap  
Undermounted 1 ½ bowl sink  
Pendant lighting above the island  
Capel Wine Cooler

## 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 black metal balustrading with black painted oak handrail  
Classical skirting and architrave profile  
Ornate plaster cornice to ground floor  
Fitted wardrobes to principal bedroom

## 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







COMPUTER GENERATED IMAGE OF MILL FARM. MATERIALS AND LANDSCAPING MAY VARY FROM THOSE SHOWN HERE.



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.



# BRUCKLAND

DEVELOPMENTS

## Mill Farm

Chalfont St. Giles, Buckinghamshire, HP8 4NP



## Bruckland Developments

2A High Street, Ewell, Epsom KT17 1SJ

[info@brucklanddevelopments.com](mailto: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.



# JVB

CONSTRUCTION

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.





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