



NEWLAND PARK

CHALFONT ST. GILES

# Local life

YOUR LOCAL AREA GUIDE

A world of character and charm, set amongst magical scenery and a welcoming community.







# Your life at Newland Park

*The Chiltern way of life*

Newland Park presents a truly unique and unparalleled lifestyle opportunity. Whether you seek the rustic charm of the countryside, a peaceful retreat with seamless city access or a close-knit, welcoming community, Newland Park offers it all.

Imagine a home nestled amidst picturesque villages and rolling hills, where you're surrounded by nature's beauty, lush woodlands, vibrant wildlife and scenic walking trails.

Indulge in a diverse array of dining and drinking options, and experience the tranquillity of country living. Nearby towns offer a vast range of amenities, from shopping and boutique stores to fitness centres and essential services, ensuring everything you need is within easy reach. Yet, the vibrancy of the city is just 30 minutes away.

At Newland Park, you can live the life you have always dreamed of.





# You've arrived in the Chalfonts

This collection of charming villages in the Chiltern Hills landscape bursts with old-school character and picturesque landscapes, making it one of the most desirable areas to live in the UK.

"Being situated in the heart of the Chiltern Hills and living amongst ample greenery is a truly breath-taking opportunity, there really is so much to see and admire the moment you step outside the front door."

*Colin May*  
NEWLAND PARK RESIDENT



## Chalfont St Giles

5 MINUTES

One of England's best kept villages, with its own primary school, independent stores and pubs centred around the village green. It's also home to the writer John Milton, where he eventually completed his epic masterpiece Paradise Lost.



## Little Chalfont

8 MINUTES

On the edge of the Chess Valley, Little Chalfont boasts its own tube and rail station (Metropolitan and Chilterns Line) with direct access into Central London. The village has a busy shopping parade and hosts a monthly farmers market.



## Chalfont St Peter

10 MINUTES

Described as the gateway to the Chiltern Hills, Chalfont St Peter is home to variety of restaurants, pubs and shops, including a M&S Foodhall, as well as holding the annual Feast of St Peter showcasing local talent and fresh produce.



# Village Life

Living in Chalfont St Giles is like discovering a hidden gem. Everything you need for daily life is just minutes away, from fresh, local produce and every day essentials to delightful lunch spots and exceptional dining experiences. At Newland Park, convenience and quality are always within reach.



## Living in Chalfont St Giles

*Everyday essentials close by*



### Nomadic Dinners

WOODLAND DINING EXPERIENCES  
Gorelands Lane,  
Chalfont St Giles, HP8 4HG  
3 MINUTES



### Rowan Garden Centre

INDEPENDENT GARDEN CENTRE & CAFÉ  
Gorelands Lane,  
Chalfont St Giles, HP8 4AB  
3 MINUTES



### The Deli

INDEPENDENT CAFÉ AND DELI  
4A The Green,  
Chalfont St Giles, HP8 4QF  
5 MINUTES



### Co-op Food

SUPERMARKET  
12 High Street,  
Chalfont St Giles, HP8 4QA  
4 MINUTES



### Merlin's Cave

FINE ALES & TRADITIONAL PUB FOOD  
The Village Green, High Street,  
Chalfont St Giles, HP8 4QF  
4 MINUTES



### St Giles Fruit & Veg

GREENGROCERS  
5 High Street,  
Chalfont St Giles HP8 4QH  
5 MINUTES



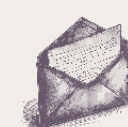
### Stratton Bakery

VILLAGE BAKERS  
High Street,  
Chalfont St Giles, HP8 4QH  
5 MINUTES



### Warner Butchers

FRESHLY PREPARED MEAT  
High Street,  
Chalfont St Giles, HP8 4QH  
5 MINUTES



### Post Office

ROYAL MAIL SERVICES  
Chalfont House,  
Chalfont St Giles, HP8 4QD  
5 MINUTES



### St Giles Surgery

GP SURGERY  
Town Field Lane,  
Chalfont St Giles, HP8 4QG  
6 MINUTES



### Playing Fields

LOCAL TENNIS,  
FOOTBALL & CRICKET CLUBS  
Off Bowstridge Lane,  
Chalfont St Giles, HP8 4QU  
6 MINUTES



### White Hart

COUNTRY PUB  
Three Households,  
Chalfont St Giles, HP8 4LP  
8 MINUTES





# Local highlights

## Pubs & Dining

- 1 Nomadic Dinners  
*Woodland dining experiences*
- 2 Merlin's Cave  
*Village pub and restaurant*
- 3 The Lytton  
*Fine dining at Audley Dene*
- 4 Yaprak  
*Turkish Restaurant*
- 5 The Jolly Farmer  
*Modern pub serving seasonal menus*
- 6 The Three Oaks  
*Award-winning gastropub*
- 7 1269 Restaurant  
*Contemporary dining at Crowne Plaza Hotel*
- 8 Luna Cucina Italiana  
*Traditional Italian restaurant*
- 9 The Stag  
*Rustic-chic gastropub*
- 10 The Bank  
*Modern Indian cuisine*
- 11 Efes Wine & Tapas Bar  
*Spanish tapas and Turkish meze*
- 12 Bedford Arms Hotel  
*Country pub serving seasonal dishes*
- 13 The Ivy House  
*Old English inn serving seasonal food*
- 14 Pluma  
*Spanish restaurant*
- 15 The Jolly Cricketers  
*Village pub*

## Shopping

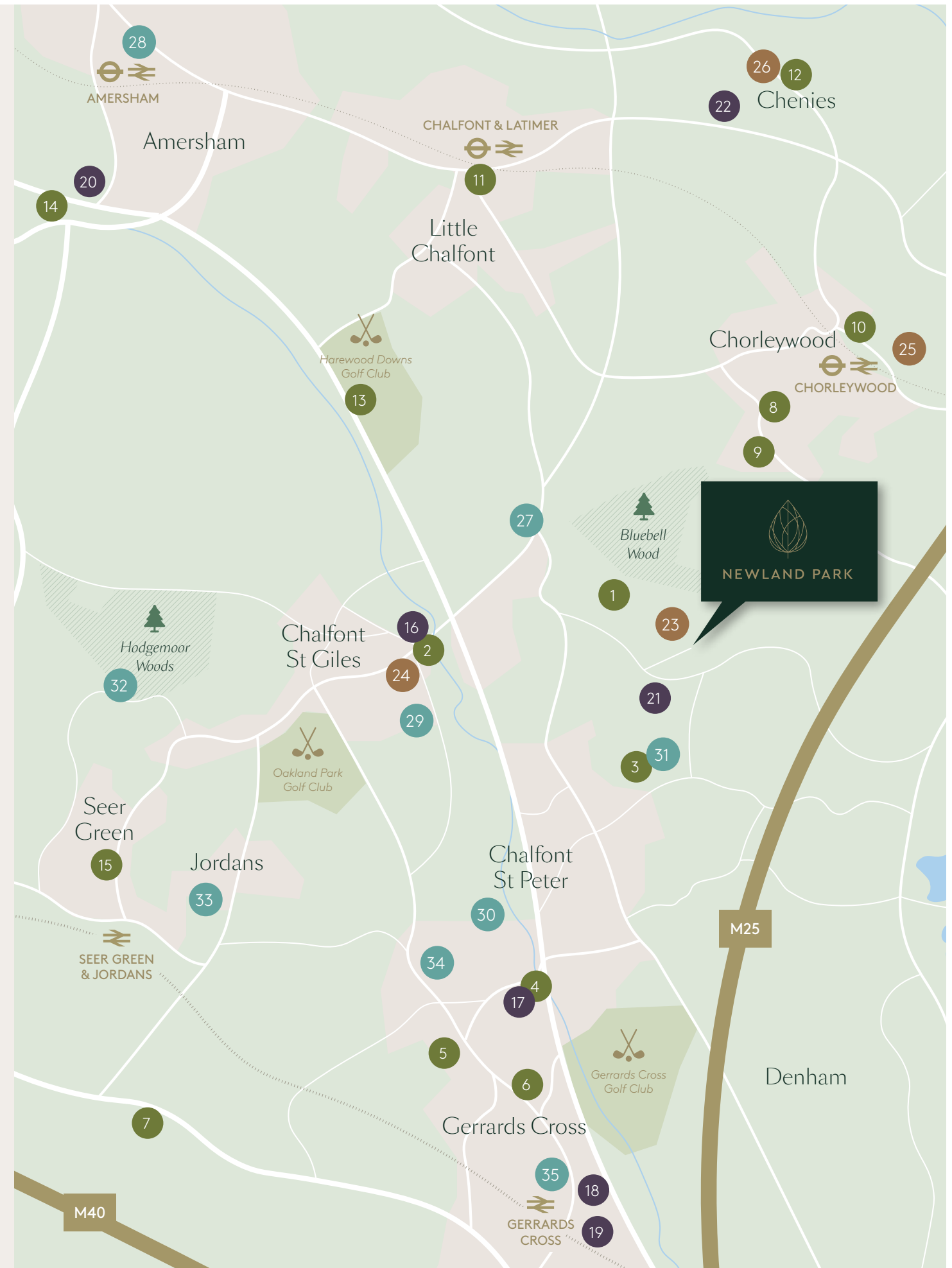
- 16 Co-op Food
- 17 M&S Foodhall
- 18 Waitrose
- 19 Tesco Superstore (Gerrards Cross)
- 20 Tesco Superstore (Amersham)
- 21 Rowans Garden Centre & Café
- 22 Chenies Garden Nursery & Café

## Places of Interest

- 23 Chiltern Open Air Museum  
*Immersive museum of historic buildings*
- 24 Milton's Cottage  
*Former home of the writer John Milton*
- 25 Chorleywood Common  
*Nature reserve with trails and wood sculptures*
- 26 Chenies Manor House  
*Historic country estate with garden and maze*

## Entertainment & Leisure

- 27 Vache Baroque  
*Baroque-era music and drama events*
- 28 Chilterns Lifestyle Centre  
*Leisure centre with pool*
- 29 Chalfont St Giles Cricket Club  
*Local club with senior and junior teams*
- 30 Chalfont St Peter Tennis Club  
*Tennis and pickleball courts*
- 31 Bodhi Tree Spa at Audley Club  
*Spa and luxury health and leisure club*
- 32 Aescwood Farm Children's Riding School  
*Indoor and outdoor riding lessons*
- 33 Jordans Picture House  
*Community cinema*
- 34 Chalfont Leisure Centre  
*State-of-the-art gym and pool*
- 35 Everyman Cinema  
*Boutique luxury cinema*





## Cycling

### Chilterns cycleway

Discover historic villages, country pubs and market towns on this 170 mile circular route around the Chilterns National Landscape.



# Relax & unwind

*Wide open spaces to explore and enjoy*

Open your front door and step straight into a world of green open spaces and woodland with 200 acres of country park to explore, right on your doorstep.

Outside of Newland Park you are surrounded by unspoilt countryside, providing a perfect backdrop to your new home. Take a walk through numerous pathways and waterside walks, or if you're after something more energetic then cycle routes and bridleways are aplenty.



## Riding

### Hodgemoor Woods

Two official bridleways run through the natural heritage area of Hodgemoor's 250 acre wood, using a network of permissive riding trails.

10 MINUTES



## Golf

### The Buckinghamshire

A stunning championship 18-hole golf course and world-class private members' club, nestled on the banks of the River Colne.

16 MINUTES



## Walking

### Chess Valley

A landscape rich in wildlife, with a long and fascinating history passing some of the most attractive countryside in the Chilterns.

17 MINUTES





# Dine out in style

## *Tantalising global cuisines*

Over 20 country pubs  
within a 3 mile radius of  
Newland Park

A wide range of  
UK and international  
cuisines close by

Traditional afternoon  
teas and chic cafés in  
every direction



### The Lytton

Set in Audley Chalfont Dene, in Chalfont St Peter, The Lytton restaurant is a unique location where you can enjoy modern, seasonal cuisine in a peaceful, lavish setting.

Rickmansworth Lane, Chalfont St Peter, SL9 0LX  
6 MINUTES



### Bedford Arms Hotel

A historic country pub and hotel in Chenies, serving classic British cuisine using locally sourced ingredients. Set within a cosy countryside setting, the Bedford Arms is a local favourite for Sunday roasts.

Chenies, Hertfordshire, WD3 6EQ  
12 MINUTES

### The Ivy

Sophisticated all-day dining with a long, classic bar serving seasonal British fare & afternoon tea.

66-68 High St, Marlow SL7 1AH  
30 MINUTES



## *Worth mentioning....*

### Yaprak

TURKISH RESTAURANT  
High Street,  
Chalfont St Peter, SL9 9QL  
8 MINUTES

### The Three Oaks

AWARD-WINNING  
GASTRO PUB  
Austenwood Lane,  
Chalfont St Peter, SL9 8NL  
10 MINUTES

### Pluma

SPANISH TAPAS  
RESTAURANT  
High Street,  
Amersham HP7 0DJ  
12 MINUTES

### Crazy Bear

RESTAURANT & BAR  
Wycombe End,  
Beaconsfield HP9 1LX  
15 MINUTES





## Marlow

Set on the banks of the River Thames, Marlow is a vibrant Georgian market town with independent shops, cafés and bistros including The Hand & Flowers, the first gastropub to hold two Michelin stars. The town also has a strong association with rowing with the Marlow Town Regatta and Festival held every year featuring boat races and family fun.

30 MINUTES

*Perfect for messing about on the river*



Beyond your  
doorstep  
*Get out and explore!*



*Local  
food & drink*

## Cooper's Markets

An artisan showcase for the best in food and drink produces in and around The Chilterns. The markets take place monthly in Gerrards Cross, Great Missenden and Old Amersham.

*Quintessential village*

## Amersham Old Town

A charming town full of character blending heritage buildings with modern boutique stores, award-winning restaurants, country pubs and independent cafés.

13 MINUTES



*Fit for a king...*

## The Windsor Long Walk

A perfect location for exercise this tree-lined avenue and deer park stretches almost 2.5 miles down to the royal residence of Windsor Castle, the oldest and largest occupied castle in the world.

35 MINUTES

*Popcorn and prosecco!*

## Everyman at Gerrards Cross

With its proximity to Pinewood Studios, Gerrards Cross has been a hotbed for celebrity lifestyles, and over the years, has earned the nickname 'mini-Hollywood', complemented elegantly by the luxurious Everyman Cinema showcasing blockbuster movies and arthouse films daily.

11 MINUTES



## Old Beaconsfield

The Old Town offers a wide range of traditional coaching inns and restaurants including Crazy Bear, Brasserie Blanc and Giggling Squid. Nearby in New Beaconsfield is the ever-popular Bekonscot Model Village and Railway.

20 MINUTES

*A model way of life*





Great futures  
*Highly regarded schools  
 in a class of their own*



### Chalfont St Giles Village School

The local nursery and primary school in the heart of the village is mixed gender and offers values based education centred upon nurturing principles.

School Lane, Chalfont St Giles,  
HP8 4JJ

1.4 MILES



### Dr Challoner's High School (for Girls)

A leading selective grammar school for girls between the ages of 11 and 18 with a strong tradition of academic excellence, consistently placing in the top 30 in state school examination league tables.

Cokes Lane, Little Chalfont, HP7 9QB

2.6 MILES



### Maltman's Green School

Independent prep day school for girls (Ages 2-11), established for over 100 years and a recent finalist in the Independent Schools of the Year Awards.

Maltmans Lane,  
Chalfont St Peter, SL9 8RR

2.7 MILES



### Royal Masonic School for Girls

The Royal Masonic School for Girls is a private school in Rickmansworth, Hertfordshire, England, with day and boarding pupils providing education to girls aged 2 to 18.

Rickmansworth Park,  
Rickmansworth WD3 4HF

2.8 MILES



### Dr Challoner's Grammar School (for Boys)

Selective grammar school for boys aged 11-18 with co-educational Sixth Form. Consistently placed among the top 50 state schools in Britain.

Chesham Road, Amersham,  
HP6 5HA

4.1 MILES



### Berkhamsted School

A family of leading independent schools offering high quality education, including a day nursery, prep school and sixth form.

Kings Road, Berkhamsted HP4 3BG

GIRLS SCHOOL / 8.5 MILES

Castle Street, Berkhamsted HP4 2BB

BOYS SCHOOL / 8.7 MILES

*And there's more...*

### The Russell School

STATE PRIMARY SCHOOL

Boys & Girls aged 3 - 11  
Chorleywood

1.4 MILES

### Charlotte House Preparatory School for Girls

NURSERY & PREP SCHOOL

Girls aged 3 - 11  
Rickmansworth

2.6 MILES

### Thorpe House School

INDEPENDENT BOYS SCHOOL

Boys aged 3 - 11  
Gerrards Cross

2.7 MILES

### St Mary's School

INDEPENDENT DAY SCHOOL

Girls aged 3 - 18  
Gerrards Cross

2.8 MILES

### Royal Grammar School

STATE SELECTIVE DAY &  
BOARDING SCHOOL

Boys aged 11 - 19  
High Wycombe

8.5 MILES

### Wycombe Abbey

BOARDING & DAY SCHOOL

Girls aged 11 - 18  
High Wycombe

9.1 MILES



# Wonderfully connected

Though tucked away from the hustle and bustle, Newland Park remains effortlessly connected to major transport links by road, rail, and air. It truly provides the best of both worlds, offering tranquillity without sacrificing convenience.

## Metropolitan Line†

- CHALFONT & LATIMER ➡
- CHORLEYWOOD ➡
- WEMBLEY PARK
- FINCHLEY ROAD
- BAKER STREET
- KING'S CROSS ST PANCRAS ➡
- MOORGATE ➡
- LIVERPOOL STREET ➡

## Chiltern Railways\*

- CHALFONT & LATIMER ➡
- CHORLEYWOOD ➡
- HARROW-ON-THE-HILL ➡
- LONDON MARYLEBONE ➡

## Chiltern Railways\*\*

- BIRMINGHAM MOOR STREET
- STRATFORD-UPON-AVON
- OXFORD
- BICESTER VILLAGE
- BEACONSFIELD
- GERRARDS CROSS ➡
- WEMBLEY STADIUM
- LONDON MARYLEBONE ➡

➡ - Closest station to Newland Park

† Selected stations direct on Metropolitan Line.  
 \* Selected stations on all Chiltern Railways routes via Chalfont & Latimer.  
 \*\* Selected stations on all Chiltern Railways routes via Gerrards Cross.

## By train

03 MINUTES BEACONSFIELD ➡	18 MINUTES HARROW-ON-THE-HILL ➡	19 MINUTES WEMBLEY STADIUM ➡	25 MINUTES WEMBLEY PARK ➡
26 MINUTES LONDON MARYLEBONE ➡	35 MINUTES BAKER STREET ➡	44 MINUTES KING'S CROSS ➡	51 MINUTES MOORGATE ➡

➡ Travelling from Gerrards Cross (Chiltern Railways). ➡ Travelling from Chalfont & Latimer (Underground).  
 Travel times sourced from TfL and National Rail using fastest route.

## By car

9 MINUTES CHALFONT & LATIMER ➡ ➡	12 MINUTES GERRARDS CROSS ➡	16 MINUTES BEACONSFIELD	25 MINUTES HEATHROW AIRPORT
26 MINUTES WINDSOR	34 MINUTES LONDON LUTON AIRPORT	35 MINUTES WESTFIELD LONDON	36 MINUTES NOTTING HILL

Travel times sourced from Google Maps.



## Hop on board!

### Your private courtesy coach

Newland Park residents enjoy exclusive access to a private courtesy coach for a convenient 9-minute ride to and from Chalfont & Latimer train station. Operating on a fixed schedule every weekday morning and evening, the coach departs from Newland Park and arrives at the station entrance, ensuring a smooth and comfortable start or end to the day.





# Retail therapy

*Easy reach of vibrant shopping hubs*



"There really is so much to see and admire the moment you step outside the front door."

*Linda Jones*

NEWLAND PARK RESIDENT

Rural life doesn't have to mean you have to lose out. From Newland Park you're still close to some serious shopping destinations.



## Atria Shopping Centre

WATFORD

Hertfordshire's top shopping destination for shopping, dining and leisure.

22 MINUTES



## Eden Shopping Centre

HIGH WYCOMBE

Covered shopping mall with over 100 retailers in the heart of High Wycombe.

24 MINUTES



## Windsor Royal

WINDSOR

Elegant shopping arcade and cafés set within a former railway station

32 MINUTES



## Westfield London

LONDON

London's premier shopping destination for fashion and leisure.

35 MINUTES



## Brent Cross Shopping Centre

LONDON

Popular large indoor shopping centre in North London with free parking.

35 MINUTES



## Bicester Village

BICESTER

Oxfordshire's premium designer outlet shopping village.

50 MINUTES

## *Stay local for those everyday needs*

**M&S**  
— FOOD —

High Street,  
Chalfont St Peter, SL9 9QQ

7 MINUTES

**WAITROSE**  
& PARTNERS

Station Road,  
Gerrards Cross SL9 8ES

10 MINUTES

**TESCO**

Packhorse Road,  
Gerrards Cross SL9 8ER

11 MINUTES

**John Lewis**

Holmers Farm Way,  
High Wycombe HP12 4NW

26 MINUTES





## NEWLAND PARK

CHALFONT ST. GILES

[newlandpark.com](http://newlandpark.com)

01494 50 63 64

SALES & MARKETING SUITE

Newland Park  
Chalfont St Giles  
Buckinghamshire  
HP8 4AB



COMER HOMES GROUP

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 given as a guide only. No liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars during the negotiations or otherwise any representation or warranty in relation to this property. Specifications for this development may not include fixtures, fittings and finishings shown in the photographs and illustrations which are indicative only.

Design by Fresh Lemon.