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**Gravel Hill**

**Chalfont St Peter, Buckinghamshire, SL9 9QS**





## £750,000 Freehold

A charming and unique, turn of the century extended cottage which is centrally located within a few minutes' walk of the Village centre with all its amenities and excellent schools. Over 1,900 square feet, the cottage has been greatly extended over the years and offers superb accommodation and is in excellent condition throughout. The accommodation on the ground floor comprises a sitting room, family area, dining room, kitchen/breakfast room and a utility room. On the first floor there are four bedrooms, two of which have en-suites, and a family bathroom. There is also a loft room. Further features include gas central heating, double glazing, a front garden and a good size rear garden.

### Entrance Porch

UPVC front door with opaque leaded light double glazed glass insets and opaque leaded light double glazed window to side. Tiled floor. Cloaks cupboard. Downlighter. Casement door with clear glass inset leading to:

### Sitting Room

17' 3" x 16' 3" (5.26m x 4.95m) Feature fireplace with wooden mantle and marble hearth and inset coved ceiling. Dado rail. Radiator. Double glazed leaded light bay window overlooking front aspect.

### Inner Lobby

Stairs leading to first floor and landing. Door to kitchen and double casement doors to:

### Family/Dining Room

23' 3" max x 16' 7" max (7.09m x 5.06m) L shaped room with double casement doors, with double glazed glass insets, and with double glazed windows either side, leading out to rear garden. Wooden beam ceiling. Downlighters. Two radiators.

### Kitchen

23' 0" max x 13' 8" max (7.01m x 4.16m) Well fitted with Shaker style wall and base units. Granite effect work surfaces with splash backs. Fitted oven. Four ring electric hob with expel air over. Large breakfast counter. Coved ceiling. Downlighters. Wooden beam ceiling. Laminate flooring. Leaded light double glazed window overlooking side aspect. Archway to:

### Utility Room

Granite effect work surface. One and a half bowl Franke sink unit with mixer tap and drainer. Plumbed for dishwasher and washing machine. Space for dryer. Space for upright fridge/freezer. Two double glazed leaded light windows overlooking side aspect. Casement door with double glazed leaded light glass inset.

### Cloakroom

White suite incorporating WC, and wash hand basin, with tiled splash back, set into vanity unit with cupboard under. Downlighter. Expel air.

### First Floor

### Landing

Coved ceiling. Dado rail. Downlighters. Storage cupboard. Stairs leading to second floor.



### Bedroom One

16' 3" x 12' 6" (4.96m x 3.8m) Full wall length fitted mirror sliderobes. Wooden beam ceiling. Two wall light points. Radiator. Double glazed window overlooking rear aspect. Door to:

### En Suite Shower Room

Partly tiled with a white suite incorporating fully tiled walk in shower, WC, and wash hand basin set into vanity unit with cupboard under. Downlighters. Wall mounted cupboard units. Expel air. Radiator. Double glazed leaded light window overlooking side aspect.

### Bedroom Two

11' 9" x 10' 6" (3.57m x 3.20m) Coved ceiling. Radiator. Double glazed leaded light window overlooking side aspect. Door to:

### En Suite Shower Room

Partly tiled with a suite incorporating fully tiled walk in shower, wash hand basin and WC. Tiled floor. Downlighters. Expel air. Radiator. Double glazed leaded light window overlooking side aspect.

### Bedroom Three

12' 0" max x 10' 9" (3.67m x 3.28m) Fitted double wardrobe with cupboards above. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

### Bedroom Four

9' 0" x 8' 9" (2.74m x 2.67m) Fitted wardrobe with cupboards above. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

### Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, WC, and wash hand basin with mixer tap. Airing cupboard with lagged cylinder and slatted shelving and wall mounted central heating boiler. Downlighters. Expel air.

### Second Floor

### Loft Room

12' 1" x 11' 8" (3.69m x 3.56m) Under eaves storage space. Velux roof light. Downlighters.

### Outside And Gardens

#### Front Garden

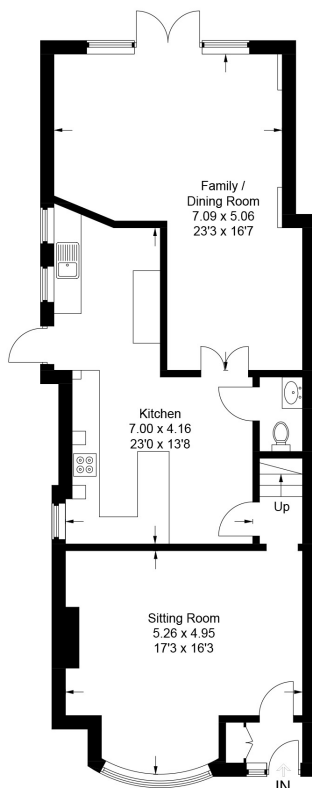
Area laid to lawn with brick wall, wooden fence and hedge boundaries. Flower bed borders. Paved pathways. Steps leading to front door.

#### Rear Garden

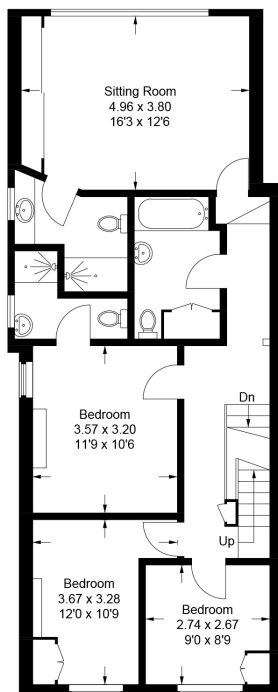
The private rear garden, which is circa 90' in length, is terraced. Immediately to the rear of the cottage is a paved patio area with steps that lead to the garden which has wooden fence and brick boundaries, and flower beds with a variety of shrubs and plants. The area at the very end of the garden has two wooden garden sheds and is planted with mature trees. There is a pedestrian side access with wooden gate. Outside tap point.



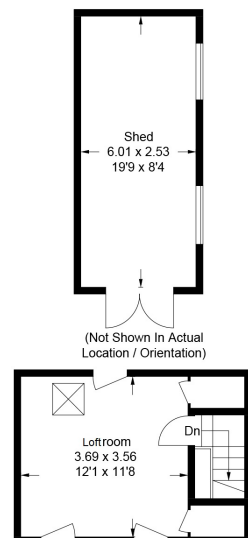
Approximate Gross Internal Area  
 Ground Floor = 82 sq m / 883 sq ft  
 First Floor = 78.2 sq m / 842 sq ft  
 Second Floor = 17.6 sq m / 189 sq ft  
 Shed = 15.3 sq m / 165 sq ft  
 Total = 193.1 sq m / 2,079 sq ft



Ground Floor



First Floor



Second Floor


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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