













The ground floor of this property is designed for modern living, featuring a welcoming entrance hall, a convenient cloakroom/utility room, and a large sitting room with dual fireplaces, creating a warm and inviting space ideal for entertaining. The heart of the home is the expansive kitchen/dining room/snug, a light-filled, open-plan area with modern fixtures and fittings, a skylight, and large double-glazed windows that provide a view of the stunning rear garden. There is also access to the garden via full-width concertina patio doors. A study and a further cloakroom complete the accommodation on this level.

On the first floor, you will find four well-proportioned bedrooms, including a master bedroom with fitted wardrobes and views over the rear garden. The family bathroom is fully tiled and features a modern white suite, with a bath, wall-mounted shower unit, and heated towel rail. The property is further enhanced by a secluded 85-foot rear garden, offering a wonderfully private and tranquil setting. Backing onto Mill Meadow, the garden includes a large wooden garden office with light and power, making it ideal for home working or as a hobby space.

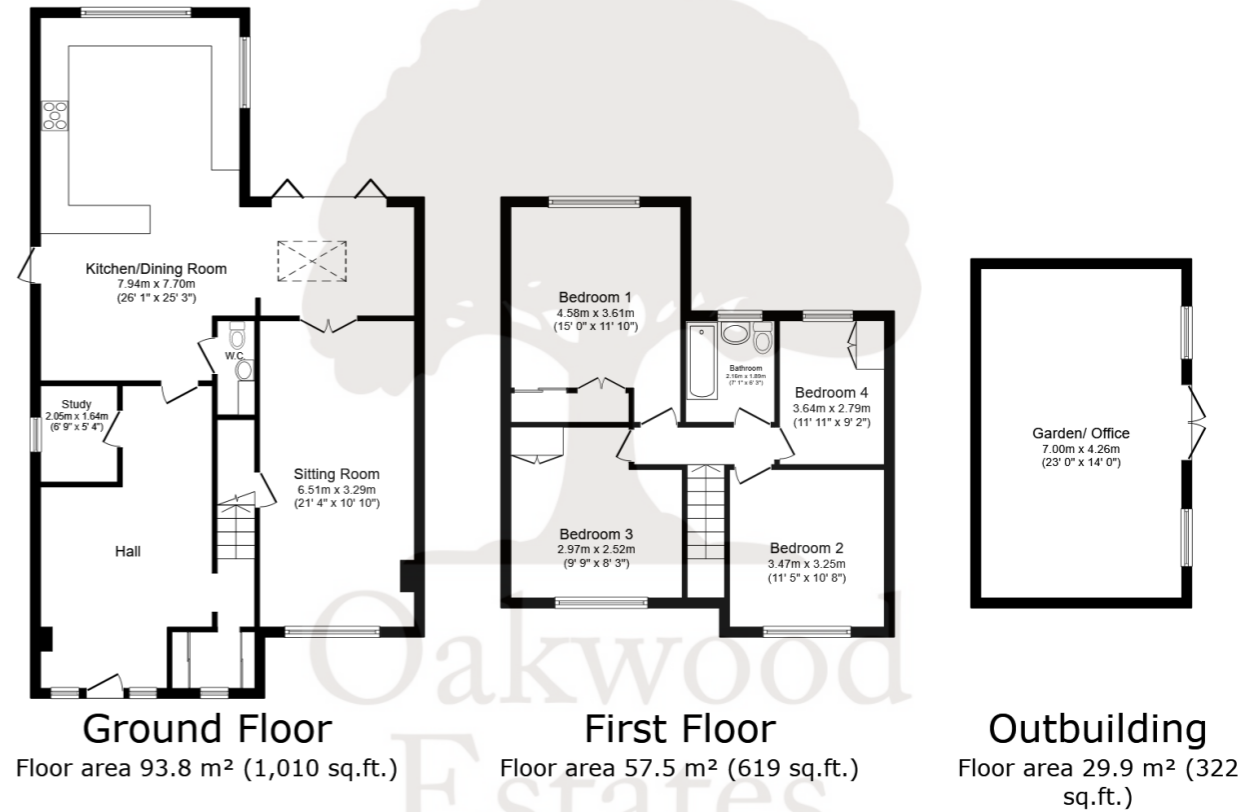
The garden also features wooden two-tiered decking with a balustrade, a paved patio area, a lawn, mature trees, shrubs, and raised flower bed borders, creating a beautiful outdoor retreat. There is pedestrian-side access and a gate leading to Mill Meadow. Off-street parking is provided to the front, and the property is set behind a well-maintained path with steps leading to the entrance. The home combines stylish, well-appointed accommodation with an enviable location, offering the perfect balance of space, privacy, and convenience for modern family living.

Property Information

Floor Plan

-  FOUR BEDROOM SEMI DETACHED FAMILY HOME
-  TWO OFF STREET PARKING SPACES
-  HIGH SPEC AND MODERN DÉCOR THROUGHOUT
-  ACCESS TO MEADOW
-  COUNCIL TAX BAND- F
-  OUTBUILDING / HOME OFFICE/ GYM
-  TWO TIER DECKING AREA
-  DR CHALLONER'S CATCHMENT AREA
-  EPC- D
-  1951 SQ FT

					
x4	x2	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 181.2 m² (1,951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Local Area

Chalfont St Peter is a charming and picturesque town situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this town offers residents a tranquil and idyllic setting to call home.

The town center features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town.

Chalfont St Peter is also home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants, where locals can indulge in retail therapy or savour delicious meals. There are also community centers, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

Local Schools

Buckinghamshire is well renowned for its schools and is one of the last counties to still offer Grammar School Education. Some of the local schools include

- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Dr Challoner's Grammar School
- Beaconsfield High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community Collage
- Thorpe House
- Amersham School

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Transport Links

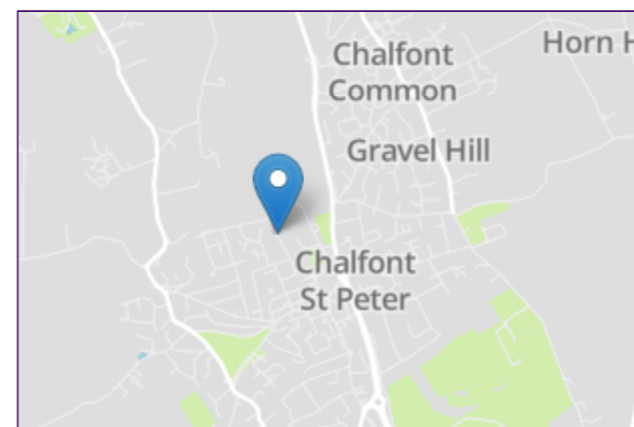
Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the town to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country.

Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	