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26 Amersham Road, Chalfont St Peter, Buckinghamshire. SL9 0NZ.

£867,500 Freehold

A spacious, well-balanced four bedroom detached home with room to grow and the convenience of London within easy reach.

Tucked away from the main road, less than one mile from the village centre, this property offers the kind of space and flexibility that is increasingly hard to find. From the moment you step inside, there is a sense of openness, a house designed not just to live in, but to grow into.

A wide and spacious, welcoming hallway draws you in, with warm natural light. To your left, the living room stretches across nearly twenty feet, its generous front aspect window creating a bright and comfortable space for relaxing or entertaining. Double doors connect seamlessly to the dining room, where sliding doors open onto the garden, a perfect flow for family life and social occasions.

At the rear of the house, the kitchen is both practical and inviting, with plenty of room for cooking, conversation, and casual dining. Just off the kitchen, there is a spacious utility room.

There is scope for the ground floor to be reconfigured by combining one or more of the above rooms, potentially along with the garage to create a more open plan feel to the living space. A guest cloakroom with WC completes the ground floor layout.

Upstairs, the home continues to impress with four double bedrooms. The main bedroom, with its own ensuite bathroom and front aspect window with panoramic views over the Misbourne Valley, a proper retreat at the end of the day. The family bathroom is centrally located and whether you need space for children, guests, or working from home, the upper floor adapts with ease.

The most exciting feature of this property lies just above. A substantial loft space, with excellent head height and footprint. Approximately 4.4m wide (purlin to purlin) x 8.9m long and a ridge height of 2.68m, there is light, power and two Velux windows, offering clear potential for conversion, whether you dream of a fifth bedroom, a home office with views, or a luxurious master suite (subject to the usual permissions). It is a rare opportunity to shape the home even further to suit your needs, both now and in the future.

To the front of the property there is off street parking for three cars and access to the garage. The excellent size private, mature rear garden measures approximately 70 feet (21.3m) and is mainly laid to lawn with patio area and mature shrubs and trees.

Life in Chalfont St Peter offers the best of both worlds. Within one mile of your front door, you will find a thriving village centre with everything you need day



to day, from cafés and bakeries to independent shops, supermarkets, and local schools. The community is close-knit yet welcoming, with green spaces, woodland walks, and country pubs literally a short stroll away.

For families, education is a major draw, with a selection of highly regarded schools in the area including Chalfont St Peter Infant and Junior Schools, The Chalfonts Community College, plus the Dr Challoners Grammar Schools for boys and girls, plus a number of respected independent options.

When it comes to commuting or heading into London, you are perfectly placed. Gerrards Cross station is within 2.5 miles of the property, with fast trains to London Marylebone in around 20 minutes. Chalfont & Latimer station, less than 4.5 miles away offers Metropolitan Line and Chiltern Railways services.

Quick access to the M25 and M40 puts Heathrow, the M4 corridor, and central London all within easy reach by car with London Heathrow Airport approximately 20 minutes away.

Whether you are working in the city, travelling for business, or simply want to stay connected, this location makes everything effortless, without compromising on peace, space, or quality of life.

This property is more than just a house; it is a place to make a home. With its generous proportions, flexible layout, and huge potential to expand, it offers a rare opportunity to settle into one of Buckinghamshire's most sought-after villages and stay for the long term.

Whether you are upsizing, relocating, or simply looking for space to evolve, this is a home that offers the freedom to grow, and the foundation to create something truly special.



Important Notice

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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26 Amersham Road

Approximate Gross Internal Area

Ground Floor = 82.9 sq m / 892 sq ft

First Floor = 93.8 sq m / 1,010 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 191.1 sq m / 2,057 sq ft



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.