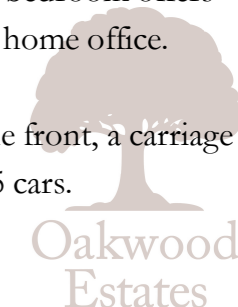


As you enter the property, you are welcomed by a warm entrance hall. To your right, a corridor leads to the main living room, which features an exposed brick fireplace, rear-facing views, and French doors that open to the outdoor space. Directly across from this is a versatile room currently used as a home gym, but it could easily serve as a playroom. Next door, you'll find a home office with charming front-facing views. The dining room is generously sized and also offers access to the decking area through French doors. At the heart of the home, the kitchen is a true focal point, boasting quartz countertops, a breakfast bar, and ample seating space. A standout feature is the elevated outdoor seating area, perfect for barbecues and al fresco dining. Adjacent to the kitchen is a cozy TV room or snug. Completing the ground floor is a utility room and a convenient WC.

Upstairs, the dual-aspect principal bedroom is a serene retreat, complete with an ensuite featuring twin basins, a toilet, a shower, and a bath. This room also benefits from built-in storage. Bedroom 2 includes its own ensuite bathroom and offers lovely rear views. Bedrooms 3, 4, and 5 share a spacious family bathroom just across the hall, equipped with a shower, bath, toilet, and basin. On the top floor, a final bedroom offers picturesque views of the surrounding area, making it an ideal space for an additional home office.

Set on a generous 0.42-acre plot, the property boasts over 100 feet of garden space. At the front, a carriage driveway and a single garage provide convenient off-street parking for up to 5 cars.



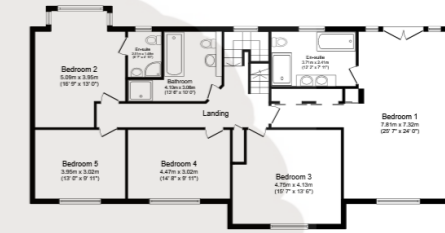
-  DETACHED 6 BEDROOM HOUSE
-  CARRIAGE DRIVEWAY WITH GARAGE
-  4 RECEPTION ROOMS
-  3892 SQ FT
-  SOUTH FACING REAR GARDEN
-  TWO TIER DECKING AREA
-  EPC- D
-  COUNCIL TAX BAND- G

					
x6	x4	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Ground Floor

Floor area 198.6 sq.m. (2,138 sq.ft.)



First Floor

Floor area 140.1 sq.m. (1,508 sq.ft.)



Second Floor

Floor area 22.9 sq.m. (247 sq.ft.)

**TOTAL: 361.6 sq.m. (3,892 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. 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.

**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.

Chalfont St Peter benefits from its proximity to major airports. London Heathrow Airport, one of the busiest airports in the world, is approximately 13 miles away, offering a wide range of domestic and international flights. London Luton Airport and London Gatwick Airport are also within reasonable driving distance, providing additional options for air travel.

**Local Schools**

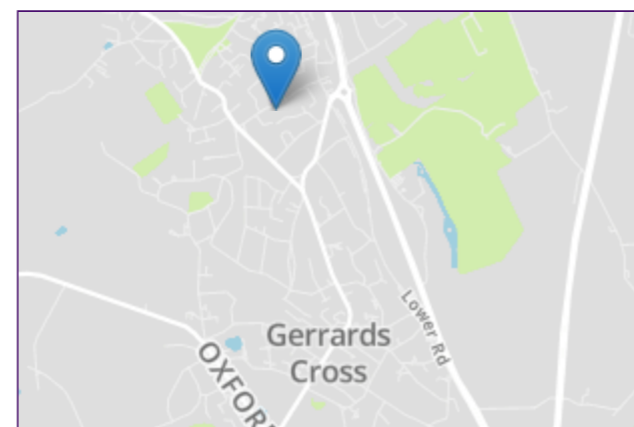
Some of the local schools include

- The Gerrards Cross CofE School
- 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.

**Council Tax**

Band G



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	