



Upon entering the property, you are welcomed into a grand entrance hall that immediately sets the tone for the exceptional quality found throughout. Underfloor heating runs throughout the home with individual room controls, complemented by Lightwave smart lighting, ceiling-mounted speakers and large Rak floor tiles.

The heart of the home is the expansive open-plan kitchen, dining and reception space, designed for both everyday living and entertaining. The bespoke kitchen features a striking Italian-imported porcelain island incorporating storage, a five-ring Miele gas hob and ceiling-mounted extractor. High-end integrated appliances include two steam ovens, a combination microwave with proving drawer and a Quooker tap providing boiling, chilled and sparkling water. The space flows seamlessly into the reception/dining area, with two sets of large sliding doors opening onto the rear patio, creating excellent indoor-outdoor living. Air conditioning ensures year-round comfort.

A separate lounge enjoys rear-aspect views and features a remote-controlled gas fireplace, providing a perfect retreat. A standout feature is the cinema room, complete with six reclining chairs, projector, blackout curtains and acoustic panelling. This versatile room could alternatively be used as a fifth bedroom, with plumbing already in place for an en-suite. Also on the ground floor is a generous utility/second kitchen fitted with a washer, dryer, dishwasher, four-ring gas hob and integrated steam oven, along with a dual-aspect study and a spacious WC.

The first floor is accessed via a bespoke porcelain staircase and features Amtico tiling throughout. On this level you will find four large double bedrooms, all benefitting from en-suite bathrooms, air conditioning and integrated storage. The principal suite features a Juliet balcony with field views, a bespoke dressing room and a luxurious en-suite with circular bath, steam shower and his-and-hers basins. Bedroom two enjoys views over the River Misbourne and benefits from a walk-in wardrobe and en-suite with Jacuzzi bath, while bedrooms three and four both feature en-suite shower rooms.

Externally, the property offers parking for five vehicles on the driveway and in the large double garage with electric roller door. Another highlight is the spa room complete with hot tub, steam room and sauna. To the rear is an expansive patio with a fully equipped outdoor kitchen, ideal for entertaining, while the lawned garden features a charming brook with bespoke wooden bridge. Set behind electric gates, the property also benefits from 360-degree CCTV for added security.

Property Information

Floor Plan

- FOUR BEDROOM DETACHED HOUSE
- 5219 SQ FT
- CINEMA ROOM
- AIR CONDITIONING AND UNDER FLOOR HEATING THROUGHOUT
- EPC - A RATING

- 4 ENSUITE BATHROOMS
- 2.7 ACRES
- COUNTRYSIDE SETTING
- SPA
- COUNCIL TAX BAND - G



x4	x2	x4	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Key Features

10 year advantage warranty

Heat Miser thermostats which are internet enabled

Aluminium guttering and downpipes

CCTV and alarm system

22kw car charger

Double glazed aluminium doors, windows and patio doors

Flo and return hot water system

Front gates with intercom and pedestrian gate

Concrete floors on both floors with underfloor heating

External lighting and 2 x double sockets

BT full fibre optic line with Broadband

Mendes bespoke black inlay 3 panel doors with heritage knurled door handles

23 Solar panels

Lightwave smart internet enabled dimmer switches

Stiebel Eltron air source heat pump and 300 litre water cylinder which is internet enabled

BBQ area with sink, fridge, storage units, sockets and led lighting

Clack industrial water softener

3 Phase Electricity

Location

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor

activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

Local Schools

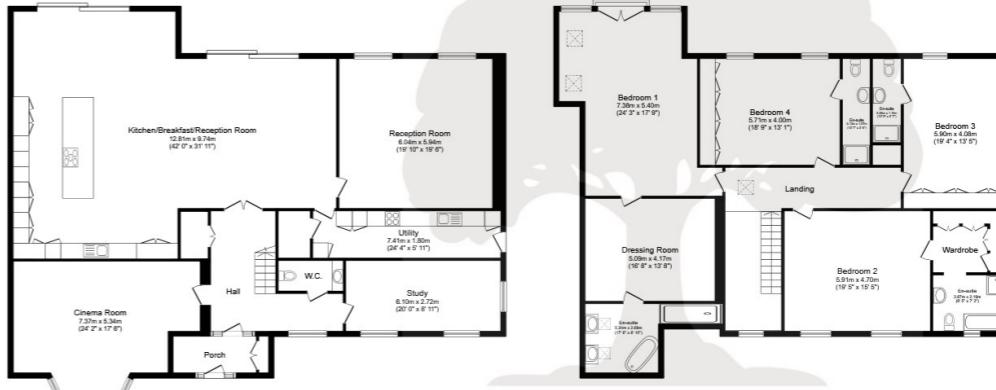
South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are:

Dr Challoner's High School
Dr Challoner's Grammar School
Beaconsfield High School
Chesham Grammar School
The Royal Grammar School, High Wycombe
John Hampden Grammar School
Thorpe House
St Marys School
Chalfont St Peter CofE Academy
Robertswood School

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

Council Tax

Band G

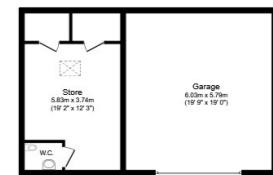


Ground Floor

Floor area 231.3 sq.m. (2,490 sq.ft.)

First Floor

Floor area 204.3 sq.m. (2,199 sq.ft.)



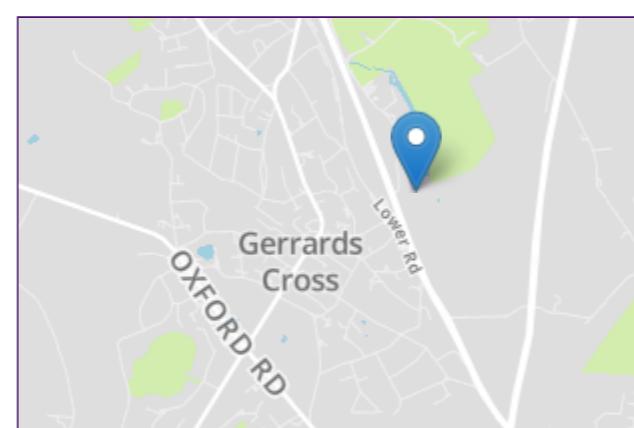
Outbuilding

Floor area 58.9 sq.m. (634 sq.ft.)

Total floor area: 484.8 sq.m. (5,219 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.co

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 Govview.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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A	97	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

