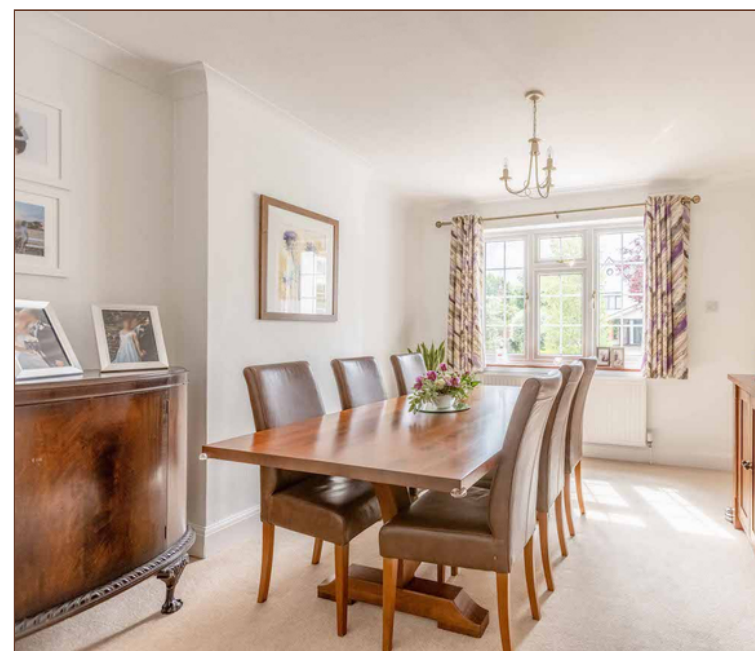
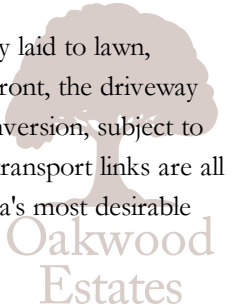




As you step inside, you're greeted by a bright and welcoming hallway that leads into a spacious kitchen and breakfast room. Finished with sleek granite work surfaces, the kitchen is equipped with an integrated fridge, dishwasher and washing machine, a four-ring gas hob, single oven and a range of wall and base units. A generous breakfast bar seats three comfortably, and there's ample space for either a cosy seating area or a small dining table, making this a great family-friendly space to gather. Just off the kitchen, the utility room continues the granite finishes and provides additional storage and plumbing for appliances. There's also convenient access to the downstairs WC from here. The main living room is bright and spacious, filled with natural light and centred around a characterful wood-burning stove. From here, double doors lead into the large orangery. This room enjoys lovely garden views and opens out onto the rear patio, creating an easy indoor-outdoor flow that's ideal for entertaining. To the front of the home, the separate dining room offers a quiet and elegant space for more formal meals or family gatherings.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes and a stylish en-suite with shower, basin and WC. Bedroom two is also rear aspect and offers plenty of space for wardrobes or additional storage. Bedrooms three and four face the front of the property, with bedroom three currently set up as a home office and bedroom four featuring a fitted wardrobe. A modern family bathroom serves these rooms and includes a bath, basin and WC.

Outside, the rear garden has been thoughtfully landscaped to offer a low-maintenance space that's mainly laid to lawn, complemented by a generous patio area that's perfect for summer barbecues and relaxing outdoors. To the front, the driveway provides parking for three cars and leads to an attached garage offering excellent storage or potential for conversion, subject to planning permission. Situated on a highly regarded private road, close to local amenities, excellent schools and transport links are all within easy reach, making this a superb opportunity to secure a well-balanced family home in one of the area's most desirable locations.



Property Information

- FOUR DOUBLE BEDROOM
DETACHED FAMILY HOUSE
- 2 RECEPTION ROOMS AND
LARGE ORANGERY
- COUNCIL TAX BAND G
- WALKING DISTANCE TO HIGH ST

- 2 BATHROOMS
- LARGE KITCHEN
- EPC- D
- 2139 SQ FT



x4

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

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

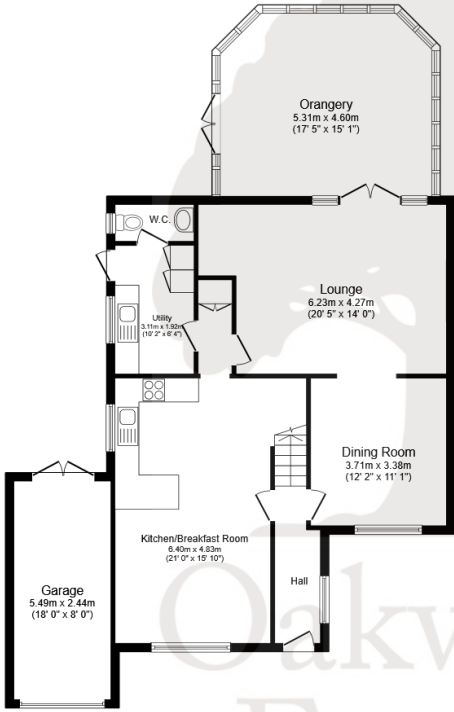
- The Gerrards Cross CofE School
- Dr Challoner's Grammar School
- Beaconsfield High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community Collage
- Thorpe House
- Amersham School

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.

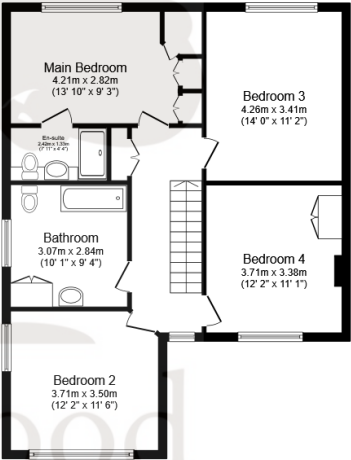
Council Tax

Band G

Floor Plan



Ground Floor
Floor area 120.7 sq.m. (1,299 sq.ft.)



First Floor
Floor area 78.0 sq.m. (840 sq.ft.)

Total floor area: 198.7 sq.m. (2,139 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.



