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8 Joiners Lane, Chalfont St Peter, Buckinghamshire. SL9 0AA.

£899,950 Freehold

This stunning four bedroom detached house is situated in the perfect location for those who need access to schools, transport links and/or Chalfont St Peter Village Centre which is less than five minutes' walk away and features M&S Food Hall, Tesco Express, Costa Coffee, plus a variety of independent coffee shops, boutiques and restaurants. The property which enjoys a superb frontage and being set back from the road, and is beautifully presented, with accommodation amounting to approximately 1744 sq. ft (162.1 sqm) arranged over three levels. There are three separate reception areas, excellent fitted kitchen, four bedrooms, and two bathrooms. NO CHAIN!

Upon entering the property, you will find that the entrance hall is in fact a reception room with front aspect window and door leading through to the main living room. This room is particularly spacious and features dual aspect windows. There is a beautiful feature fireplace with wooden surround and more than enough space for sitting and dining areas. From here a door leads through to the superb modern fitted kitchen which has an extensive range of modern fitted units and dual aspect windows. A door leads through to the garage, plus an opening leads into a utility/inner hallway area which in turn provides access to the ground floor shower room, door out to the garden, plus another door leads into the third reception room. This room is currently set up as a cinema room with retractable screen and projector. Alternatively, this room could be used as a fifth bedroom, study, playroom or snug.

Moving to the upper floors, rather than the bedrooms being arranged over two separate floors, the largest bedroom is the first you will come to, which is more half of a floor up. This bedroom has a feature high ceiling, dual aspect windows and fitted storage. The remaining 'half' of the staircase leads to bedrooms two, three and four, plus the family bathroom. There is also an extended part of the landing area with front aspect window.



Outside, since the property is set back from the road, the front garden is particularly spacious and features mature shrubs and trees. There is a private driveway which leads to off street parking for three/four cars, plus the garage which is of an excellent size.

The private rear garden has raised flower/shrub beds, is currently paved over to provide the ideal space for alfresco dining and entertaining.

Joiners Lane is extremely convenient for access to local amenities and transport links. Gerrards Cross is around 1.0 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



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8 Joiners Lane

Approximate Gross Internal Area

Ground Floor = 92.4 sq m / 994 sq ft

(Including Garage)

First Floor = 26.1 sq m / 281 sq ft

Second Floor = 43.6 sq m / 469 sq ft

Total = 162.1 sq m / 1,744 sq ft



Ground Floor

First Floor

Second Floor

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.

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