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26 Denham Lane, Chalfont St Peter, Buckinghamshire. SL9 0EX.

£1,395,000 Freehold



This truly stunning executive home offers approximately 2,702 square feet of beautifully appointed living space, set within a highly sought-after location, renowned for its peaceful surroundings and convenient access to excellent schools, transport links, and local amenities. This impressive residence exudes elegance and comfort throughout, with bright, spacious rooms, contemporary finishes, and a thoughtfully designed layout, perfect for modern family living and entertaining.

Upon arrival, a welcoming entrance hall sets the tone for the home's exceptional interior, leading you into a generous living room filled with natural light from large windows, creating a warm and inviting space, ideal for relaxing with family or hosting guests. To the right of the hall, the stunning kitchen and breakfast room is undoubtedly the heart of the home. This beautifully designed space boasts expansive proportions, offering an abundance of room for cooking, dining, and socialising. The kitchen is fitted with high-quality units, sleek worktops, premium appliances, and a spacious central island that doubles as a breakfast bar, providing both style and practicality. French doors open from the kitchen to the garden, seamlessly connecting indoor and outdoor living, while a large adjoining utility room ensures laundry and household tasks remain discreetly out of sight.

The family room offers a versatile space perfect for entertaining or as a second lounge, featuring generous dimensions and an abundance of natural light. A separate study provides a quiet retreat for working from home, reading, or study, enhancing the home's flexibility to suit any lifestyle. Completing the ground floor is the cloakroom/wc.

The first floor continues to impress with five bright and spacious bedrooms, each thoughtfully positioned to maximize comfort and privacy. There is two well appointed bathrooms featuring modern fittings, sleek tiling, and both bath and shower options, ensuring comfort for the entire household. A spacious landing area connects each bedroom, enhancing the airy, open feel of the upstairs living space.

Additional highlights of this remarkable home include two substantial store rooms, perfect for hobbies, seasonal storage, or workshop needs, and an attached garage providing both secure parking and additional utility space. Outside, the property sits on a generous plot with landscaped gardens, ideal for entertaining, family activities, or





simply relaxing in the tranquility of this prime residential location.

This property provides a rare opportunity to acquire an executive family home with a stunning interior, bright and spacious rooms throughout, and a truly enviable setting. This exceptional property perfectly combines sophisticated design, generous accommodation, and a highly desirable location, making it an outstanding choice for discerning buyers seeking the very best in family living.

This fantastic location gives you access to some of Buckinghamshire's best schools, including outstanding grammar schools including Chesham Grammar, Dr Challoner's in Amersham and Little Chalfont, plus popular local primaries such as Chalfont St Peter Infant School and Academy. Private options like St Mary's Gerrards Cross and Gayhurst School also offer excellent choices for families. The area is in the sought-after Buckinghamshire grammar school catchment, making it a top pick for parents.

You'll have plenty to enjoy in your downtime too. Chalfont Leisure Centre has a modern gym, pool, and fitness classes, while Gerrards Cross and Denham Golf Clubs are just a short drive away. The stunning Chilterns countryside offers miles of walking and cycling, and Denham Country Park is perfect for riverside strolls and family days out. The village centre of Chalfont St Peter has cozy cafés, restaurants, local shops, plus Tesco Express and M&S Food Hall, creating a friendly community vibe.

Commuters will love the quick connections: Gerrards Cross Station is about two miles away with fast trains to London Marylebone in under twenty minutes, and Denham Station gives you another easy option into the city. The M40 and M25 are close by, making it easy to reach Heathrow Airport in about twenty minutes. Local buses keep you connected to Gerrards Cross, Uxbridge, Amersham, and beyond.



#### 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 Denham Lane

Approximate Gross Internal Area

Ground Floor = 115.7 sq m / 1,245 sq ft

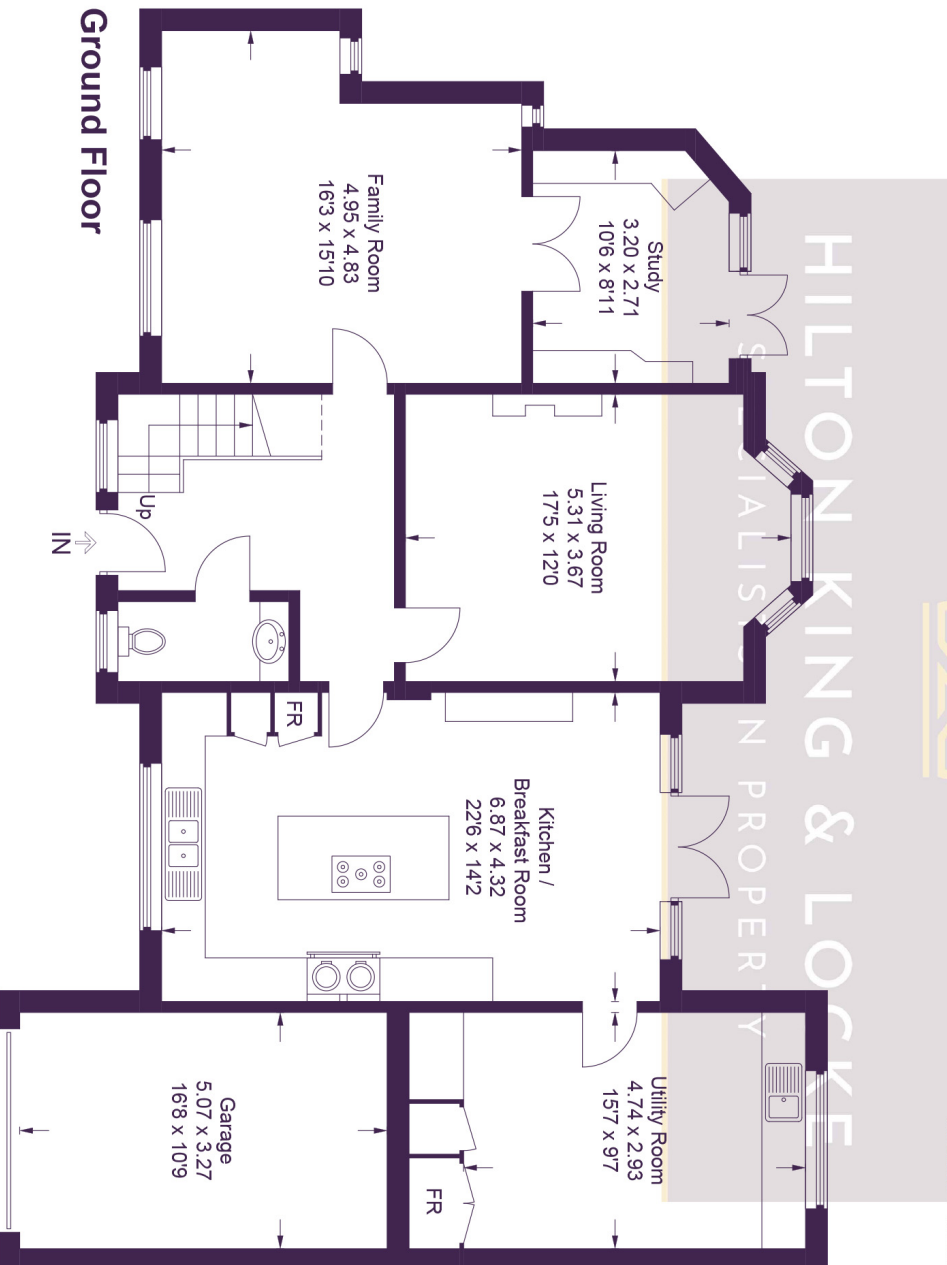
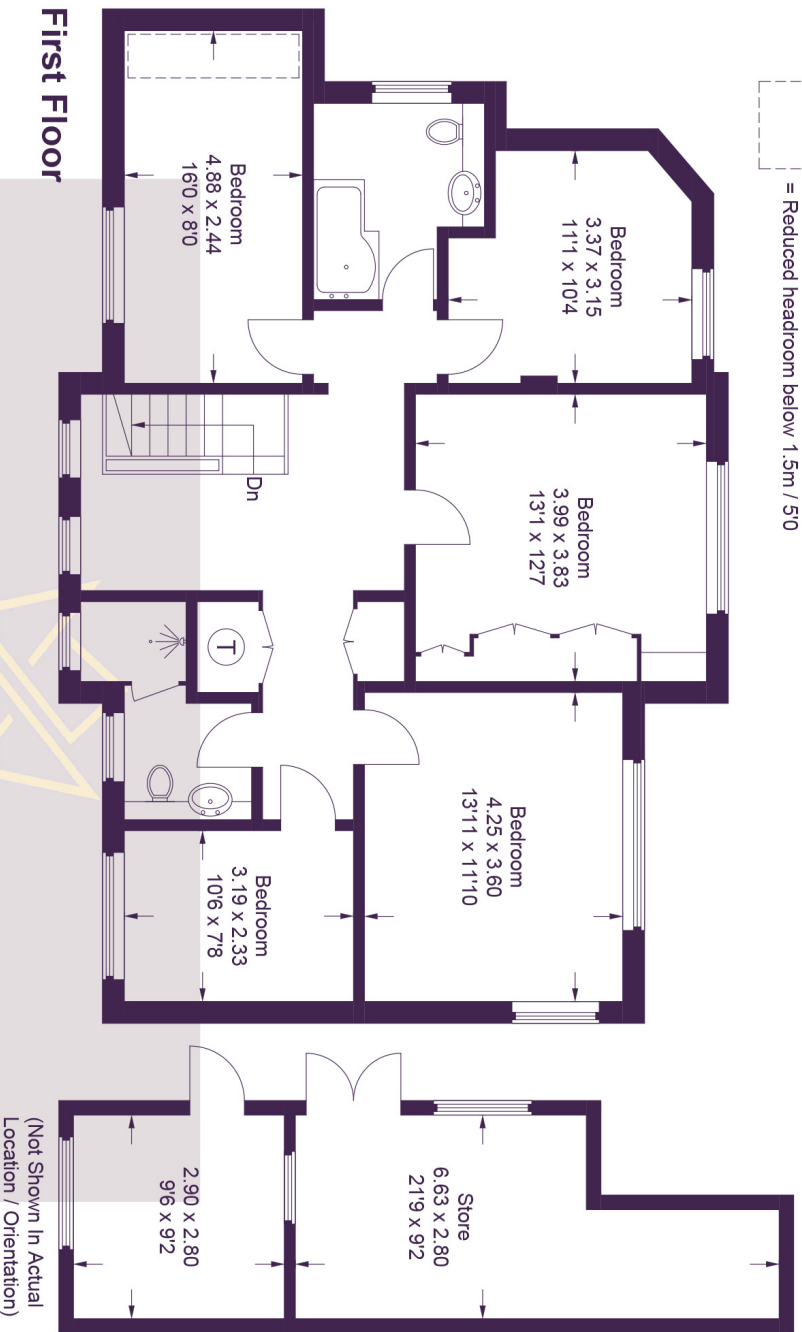
First Floor = 95.7 sq m / 1,030 sq ft

Garage / Stores = 39.7 sq m / 427 sq ft

Total = 251.1 sq m / 2,702 sq ft



= Reduced headroom below 1.5m / 5'0



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.