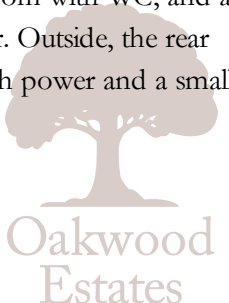


Upon entering the property, you are greeted by a welcoming hallway leading into a generous open-plan living room, featuring a striking exposed brick hearth with a working log burner and windows to both the front and side, filling the space with natural light. Flowing from the living room is a charming dining area with a large picture window that offers delightful views of the garden. This space is ideal for family meals or entertaining. The adjacent kitchen is well-appointed with quartz worktops, a range of floor and eye-level units, a four-ring gas hob, dual ovens, and a spacious pantry cupboard. To the front of the property is a cosy snug, currently used as an additional reception room. It includes a non-functional exposed brick fireplace and could serve as a study, playroom, or quiet reading space.


Upstairs, the principal bedroom is a bright, dual-aspect room with built-in wardrobes. Bedroom 2 also enjoys a dual-aspect layout and provides ample space for wardrobes or storage. Bedroom 3 is front-facing with an original built-in cupboard. Bedroom 4 is a flexible space, ideal for a study or single bedroom. The four piece family bathroom has been refitted and incorporates a bath tub and separate shower, dual sinks, a WC, and a heated towel rail.

The property also includes a self-contained annexe, perfect for guests, extended family, or potential rental income. The ground floor features an open-plan kitchen, living and dining space with underfloor heating, a modern shower room with WC, and a pantry area. Upstairs, there is a spacious mezzanine-style bedroom that offers both privacy and character. Outside, the rear garden is designed for low maintenance and includes several attractive features such as a summerhouse with power and a small pond, creating a peaceful outdoor retreat.







Property Information




FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE




SHORT WALK TO HIGH ST




ONE BEDROOM DETACHED ANNEXE




2 BATHROOMS




SOUTH-FACING REAR GARDEN




VIEWS OVER GOLD HILL COMMON




PERIOD FEATURES



14FT GRANITE FITTED KITCHEN



4 RECEPTIONS



NO CHAIN



x5

Bedrooms



x4

Reception Rooms



x2

Bathrooms



0

Parking Spaces



Y

Garden



N

Garage

Adaptions

- The annexe has benefited from a complete back-to-brick renovation in 2023, using sustainable materials throughout (could be ideal for Air BnB use)
- Large part of property benefited from being re-plastered in 2022
- 6x new windows have been fitted in main house
- A wood burner added to the lounge area in 2022
- Family Bathroom was refitted in 2021
- Garden fully landscaped in 2022

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.

Education

Some of the local schools include:

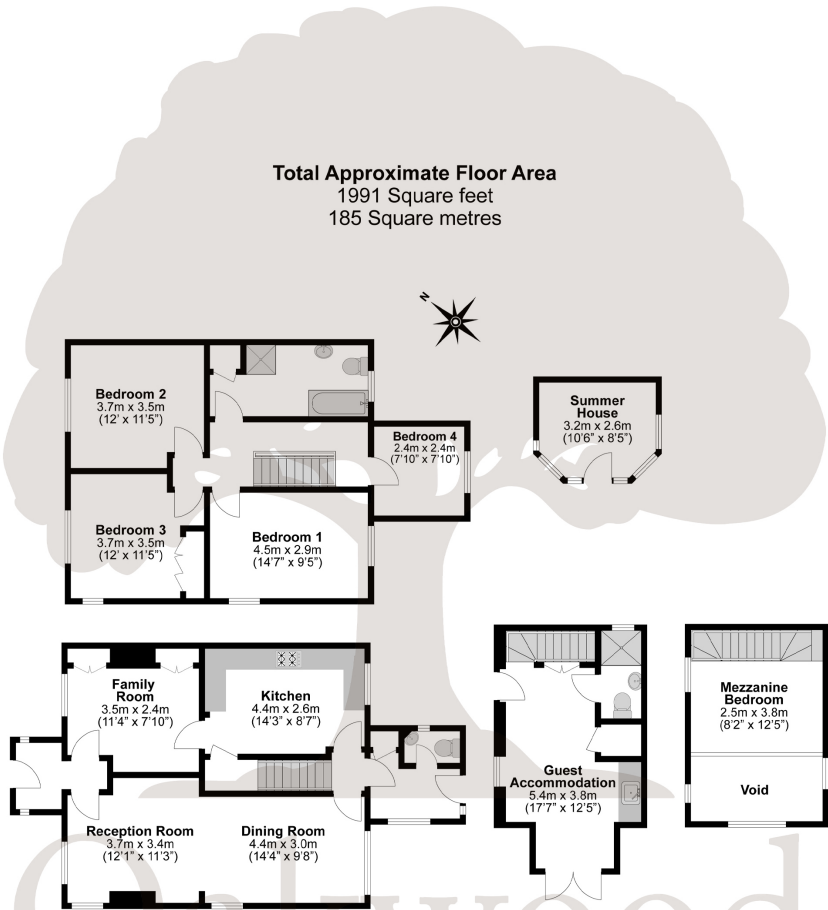
The Gerrards Cross CofE School, Dr Challoner's Grammar School, Robertswood School, Gayhurst School, Maltmans Green, St Mary's, Chalfont Community College, Thorpe House.

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



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.

