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Green Trees Misbourne Vale, Chalfont St Peter. SL9 0NN.

£1,250,000 Freehold

Hilton King & Locke are delighted to bring to market this large five-bedroom, detached property. The property is situated on a large plot and offers fantastic living space along with a landscaped garden, a large driveway providing plenty of parking and a custom-built garage which has space for 2 cars as well as storage underneath. Misbourne Vale is a fantastic location with views over the river Misbourne and onto the countryside.

The front door leads into the large boot room and into the entrance hall which provides direct access to the living room, study, and downstairs WC. The living room is a large bright space which has bi-folding doors out onto decking at the front of the property which currently has seating and a hot tub and is the perfect space to catch the sun while enjoying a few drinks at the end of the day. Moving through the living room takes you through the dining room, which comfortably fits a six-seater dining table and has sliding doors leading out onto the garden. The kitchen has plenty of workspace, as well as units at both base and eye level providing ample storage. Off the kitchen you have the utility room giving a separate space for your washing machine and dryer. The 'pantry' is located off the kitchen and is a utility style room with an additional sink as well as further storage and fittings such as a wine fridge and additional storage. The office is the final room on the ground floor and is a large room which currently situates multiple desks and cabinets whilst also having its own shower room as well as a separate front door to the driveway. This space could be used as a home office, fifth bedroom with ensuite or a completely separate annexe.

Moving to the first floor via the stairs in the entrance hall, there is a central landing which spans the width of the property and provides access to all five bedrooms and family bathroom. The master bedroom is a large double bedroom with built in wardrobes and large en-suite with bath and shower. Bedroom two also benefits from an ensuite shower room and built in wardrobes. Bedrooms three and four are both large bright double rooms and bedroom five is a smaller room which would



comfortably fit a single bed or can be used as an additional office/study. The family bathroom is a four-piece suite which is shared by bedrooms three, four and five.

The rear garden has been landscaped and designed to maximise the space in the best possible way. There is a large patio which stretches the width of the property and is accessible from the sliding doors from the dining room or rear door of the utility room. Currently there is a large table on the patio, perfect for alfresco dining. The rest of the garden is laid to lawn and is private with no onlookers creating a fantastic family space.

Situated on the Chalfont Common side of the Village, the property is located within a short stroll of numerous countryside walks and public footpaths. The property is also situated less than one mile from Robertswood School and just over a one mile walk from Chalfont St Peter Academy and Chalfont St Peter Village Centre. The property is within catchment for the excellent Dr Challoners Grammar schools with the bus stop just 100m away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is around 2.5 miles away and provides fast train access into London Marylebone in around 22 minutes. Should you wish direct access to the London Underground Tube network, Amersham and Chalfont & Latimer Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. The area is 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.




Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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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Green Trees, Misbourne Vale

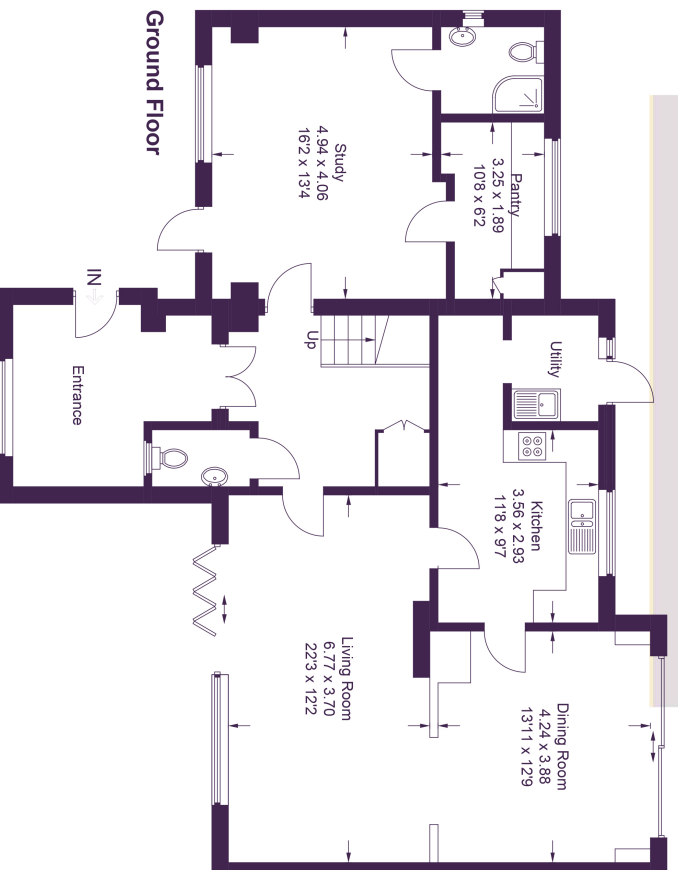
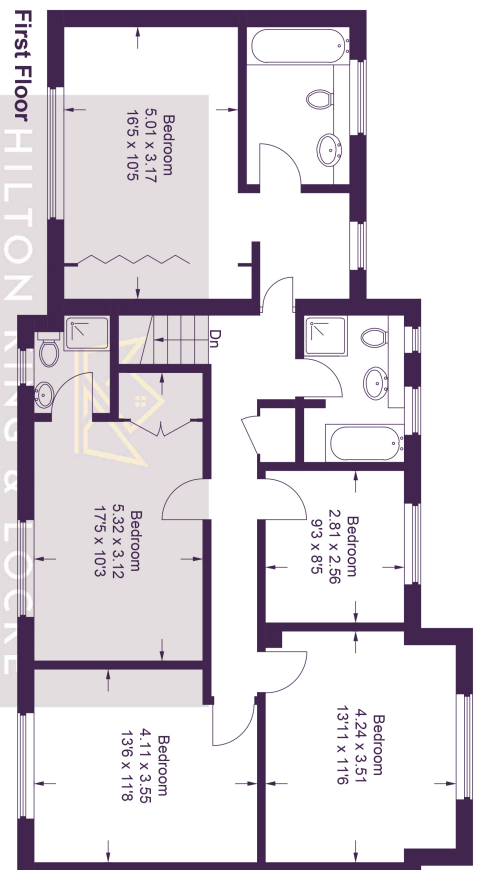
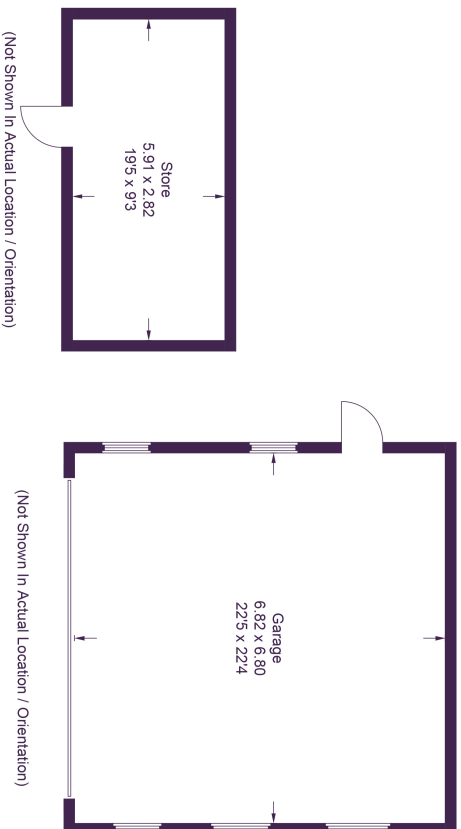
Approximate Gross Internal Area

Ground Floor = 118.9 sq m / 1,279 sq ft

First Floor = 99.6 sq m / 1,072 sq ft

Store / Garage = 62.8 sq m / 676 sq ft

Total = 281.3 sq m / 3,027 sq ft



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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