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Clock House, Gold Hill North, Chalfont St Peter, Buckinghamshire. SL9 9JQ.

£825,000 Freehold

With views over Gold Hill Common in the heart of Chalfont St Peter Village, this stunning four bedroom, two bathroom, semi-detached characterful cottage is presented in beautiful order throughout. The bright, spacious accommodation amounts to more than 1600 sqft (150.4 sqm) and is arranged over three floors, and also features a garage and off street parking. The property is ideally situated for easy access to shops, schools, and transport links. Viewing highly recommended.

Upon entering the property there is a spacious hallway with ground floor cloakroom/wc. The spacious through reception room measures more than 29 ft (8.92 m) and has lots of space for a dining area, plus sitting area with feature fireplace and bay window enjoying views over the Village. The kitchen/breakfast room occupies the rear section of the house and has an extensive range of fitted units. A skylight window and rear window provides an abundance of light to the room.

Moving to the first floor the master bedroom has a front aspect bay window and ensuite shower room. There are two further excellent size bedrooms on this floor plus that family bathroom, with the fourth bedroom on the second floor which features fitted storage and sky light windows.

To the front of the property the garden is laid to lawn with a picket fence and gate leading onto Gold Hill Common. The rear garden has a large, paved patio area, with the main part of the garden laid to lawn with raised flower beds and access to the garage at the rear and off street parking.

The property is within a short walk of Chalfont St Peter Village centre. A variety of local shopping facilities, including



M&S Food Hall, Costa Coffee, Doctors Surgery, and local transport links will be found in the village. Chalfont St Peter Infant School, Academy and Community College are all also within walking distance.

Gerrards Cross is situated less than 2 miles from the property and provides a wider range of shopping facilities and Mainline station with trains into Marylebone in approximately 22 minutes. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. 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.



20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

Clock House

Approximate Gross Internal Area

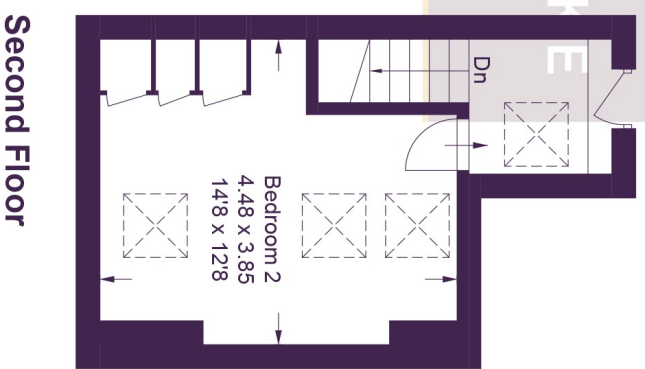
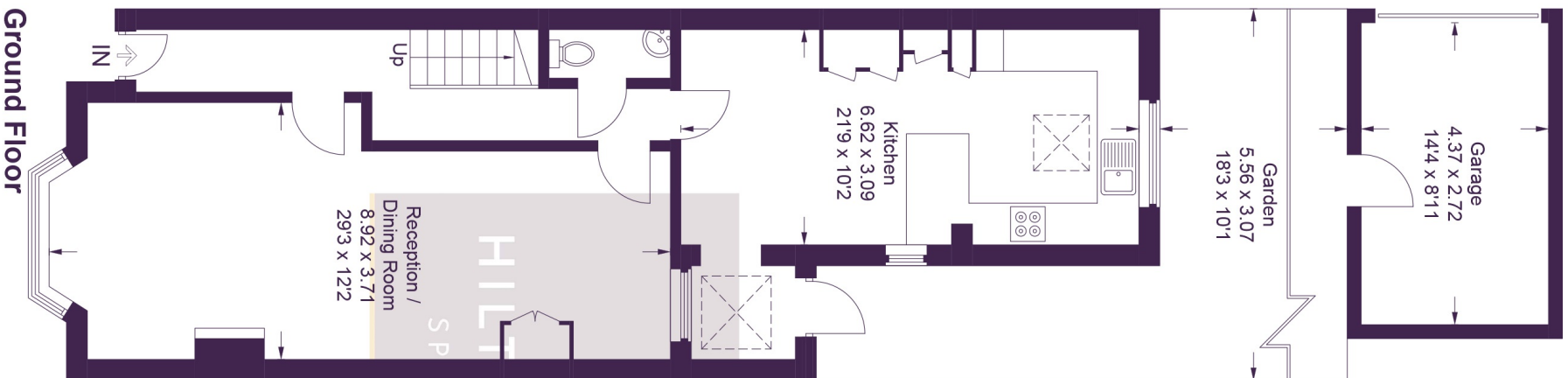
Ground Floor = 64.3 sq m / 692 sq ft

First Floor = 53.5 sq m / 576 sq ft

Second Floor = 20.7 sq m / 223 sq ft

Garage = 11.9 sq m / 129 sq ft

Total = 150.4 sq m / 1,620 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.