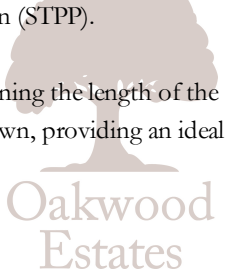


Upon entering via the spacious porch, you are welcomed into a generous hallway that immediately sets the tone for the home. The current owners have fully renovated the property, including installing modular underfloor heating, replacement windows, multiple extensions and a new central heating system, creating a true turn-key property.

The heart of the home is the impressive kitchen/diner. Fitted with floor and eye-level units and granite worktops, it features a large central island with breakfast bar and integrated wine cooler. Appliances include a Smeg oven with six-ring gas hob, integrated Samsung dishwasher, Bosch microwave and space for an American-style fridge freezer. Large bi-fold doors open onto the rear patio, seamlessly blending indoor and outdoor living and making it ideal for entertaining. This floor also offers two substantial reception rooms, the living room enjoys floor-to-ceiling front-aspect windows with bespoke shutters, providing excellent natural light and privacy. The family room, a recent addition, benefits from underfloor heating, bespoke cabinetry, two large Velux windows and sliding doors opening onto the rear patio. The property also has a study/gym which could be used as playroom or additional reception room which benefits from underfloor heating and rear aspect bi-folds. A well-appointed utility room with granite worktops, a butler-style sink and dog shower enhances the practicality of the home. A spacious W/C completes the ground floor.

Upstairs, there are four double bedrooms. The principal of which is a generous rear-aspect room with integrated storage and a spacious en-suite featuring a walk-in shower. Bedrooms Two and Three are also large doubles with integrated storage, enjoying rear and front aspects respectively. Bedroom Four is a double with front-aspect views and freestanding storage. The family bathroom includes a bathtub with shower attachment. A large landing and loft provides excellent storage and potential for conversion, subject to planning permission (STPP).

Externally, the property has driveway parking for three vehicles. The private rear garden features two patio areas, one spanning the length of the house, creating superb space for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn, providing an ideal setting for relaxing and entertaining.





- 🌳 FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- 🌳 2421 SQ FT
- 🌳 WALKING DISTANCE TO GERRARDS CROSS STATION
- 🌳 POTENTIAL FOR LOFT CONVERSION (STPP)
- 🌳 CUL-DE-SAC LOCATION
- 🌳 RECENTLY RENOVATED
- 🌳 GRAMMAR SCHOOL CATCHMENT AREA
- 🌳 COUNCIL TAX BAND - G & EPC - D

## The Local Area

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

- Dr Challoner's Grammar School
- Dr Challoner's High School
- Beaconsfield High School
- Chesham Grammar School
- John Hampden Grammar School
- Davenies School
- Malman's Green Preparatory School and Nursery
- The Beacon School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- The Chalfonts Community College
- Chalfont St Peter Infant School
- Robertswood School
- Chalfont St Peter CofE Academy

## Transport Links

Chalfont St Peter benefits from excellent transport links, making it a desirable location for commuters and travelers alike.

### Rail Connections

Gerrards Cross Station (approx.15-minute walk) provides fast services to London Marylebone via Chiltern Railways, with journey times as quick as 20-25 minutes. Chorleywood Station (approx. 10-minute drive) is on the Metropolitan Line, offering direct access to Central London and connections to the wider London Underground network.

M40 (Junction 2) and M25 (Junction 16) are both easily accessible, providing quick links to Heathrow Airport (approx. 20-minute drive), London, Oxford, and beyond.

The A413 runs through the village, offering a direct route to Amersham, Aylesbury, and Gerrards Cross.

## Band G

**Total Approximate Floor Area**  
 2421 Square feet  
 225 Square metres

**Room Dimensions:**

- Living Room:** 4.9m x 3.4m (16'1" x 11'5")
- Kitchen/ Breakfast Area:** 7.8m x 4.1m (25'6" x 13'4")
- Gym/ Office:** 3.9m x 4.1m (12'8" x 13'4")
- Family Room:** 3.2m x 5.8m (10'5" x 19'0")
- Utility/ Boat Room:** 3.4m x 2.1m (11'5" x 6'9")
- Bedroom 1:** 4.5m x 4.1m (15'1" x 13'4")
- Bedroom 2:** 3.9m x 3.5m (12'8" x 11'4")
- Bedroom 3:** 3.9m x 3.6m (12'8" x 11'8")
- Bedroom 4:** 3.1m x 3.5m (10'2" x 11'4")

**Oakwood Estates**

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