



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



3 Fairview Cottages, Gravel Hill, Chalfont St Peter. SL9 9QS.

£650,000 Freehold

Hilton King and Locke are delighted to bring to market this extended four-bedroom character cottage, which is within walking distance of local amenities, Chalfont St Peter Village and is presented in good condition throughout. This property has been home to a big family for the past twenty-five years. It's been the go-to spot for family events and get-togethers. Offering spacious accommodation featuring, sitting room, extended family room/dining room, fitted kitchen, four bedrooms and loft room.

Located just minutes' walk from Chalfont St Peter village, 3 Fairview Cottages offers a beautifully presented and deceptively spacious home with excellent accommodation arranged over three floors. The ground floor features a large welcoming sitting room with bay window and fireplace and allows for multiple sofas and units creating a warm and welcoming room. Moving through to the kitchen there are units at both base and eye level allowing plenty of storage as well as surface space and additional seating at the breakfast bar. Off the kitchen is the large utility which provides side access and also houses the washing machine, dryer and large fridge freezer and has a separate sink. Moving through the double doors off the kitchen leads you to a second family room and into the extended dining area, which as well as a bar, currently fits an eight-seater dining table comfortably alongside additional units and has unrestricted views out onto the rear garden via the large glass doors. The downstairs WC completes the ground floor.

The first floor provides four well-proportioned bedrooms with bedroom one and two both benefiting from ensuite shower rooms. Bedrooms one, three and four also have built in storage. There is also a large family bathroom completing the first floor. The second floor hosts an impressive loft room, perfect as a study, guest space or additional living area.

The property boasts a beautifully maintained, tiered rear garden offering an appealing blend of lawn, planting and practical outdoor living space. A paved patio provides an ideal area for alfresco dining and entertaining, with steps leading up to a well-kept lawn bordered by mature shrubs, and bushes.



The property is situated in one of only a few locations that is within a 0.5 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Gravel Hill is convenient for access to local amenities and transport links. Gerrards Cross is just over a 1 mile from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Gayhurst School, Maltmans Green School, Robertswood School, Church of England Academy and Community College are all nearby. The area is also 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
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

3 Fairview Cottages, Gravel Hill, SL9 9QS

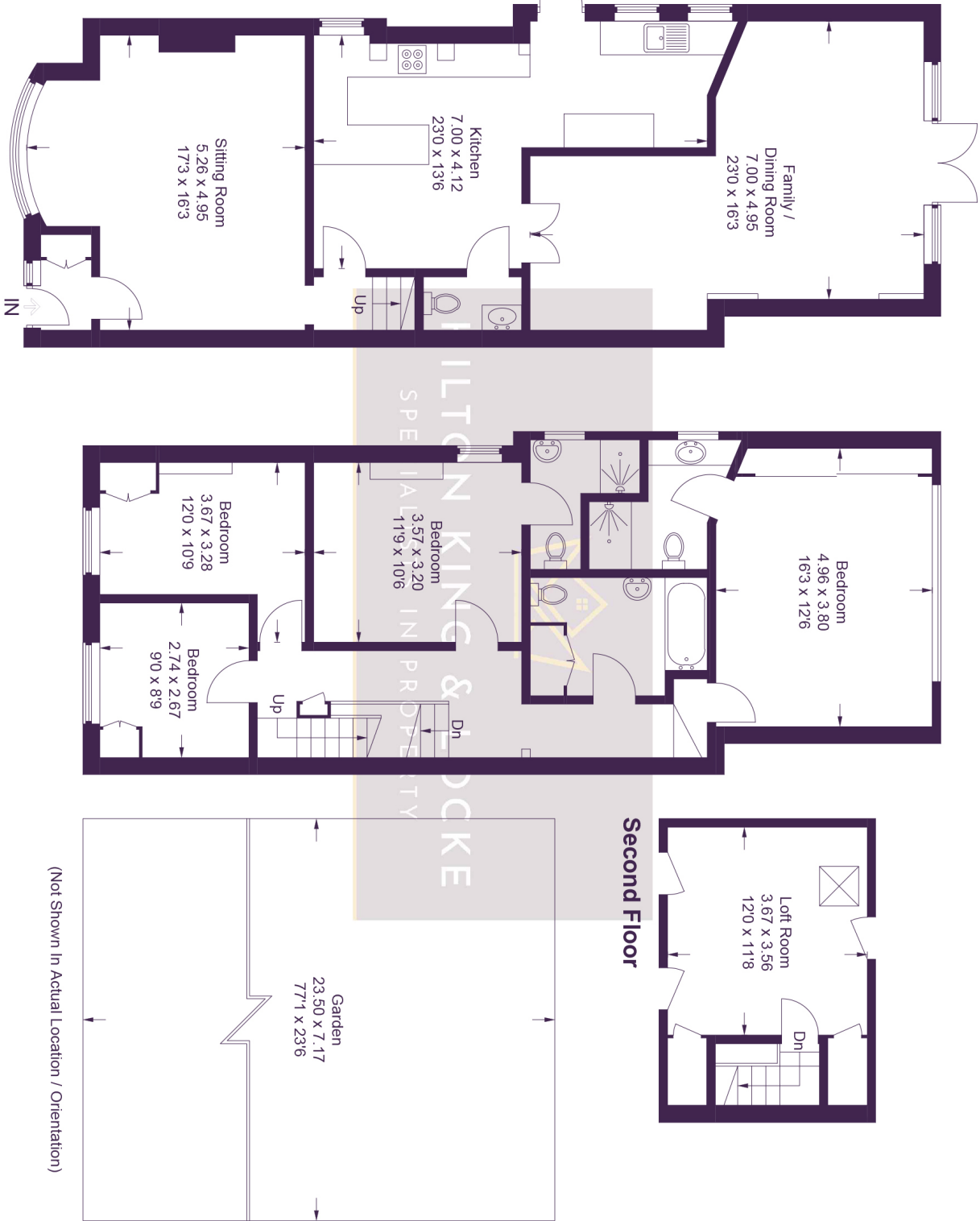
Approximate Gross Internal Area

Ground Floor = 81.6 sq m / 878 sq ft

First Floor = 77.8 sq m / 837 sq ft

Second Floor = 17.6 sq m / 189 sq ft

Total = 177.0 sq m / 1,904 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.