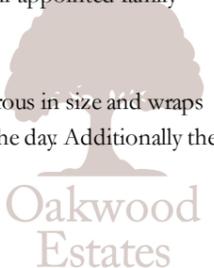


Upon entering the property you are welcomed into a spacious hallway enhanced by bespoke stained glass detailing around the front door and engineered oak flooring. The hallway benefits from cabinetry and integrated storage. The recently renovated kitchen forms the heart of the home, finished to a high specification. It features a large central island with breakfast bar seating, sleek Silestone work surfaces, a Quooker tap and a comprehensive range of integrated Neff appliances, including an induction hob with ceiling-mounted extractor, double oven, grill, and microwave, as well as space for an American-style fridge freezer. Bi-fold doors open onto the rear garden, flooding the space with natural light and providing a seamless connection for indoor-outdoor living and entertaining. Leading off the kitchen is a generous utility room with its own external access, fitted with a sink, worktops, additional storage, coat rack and dedicated space for both a washing machine and dryer.

The main reception room is well-proportioned and features French doors opening onto the rear patio. A working wood-burning stove adds character and creates an ideal setting for relaxing with family. The dining room, positioned at the front, benefits from a large bay window and offers flexibility as an additional reception room if required. Completing the ground floor is a good sized study with a front aspect window and a separate W/C.

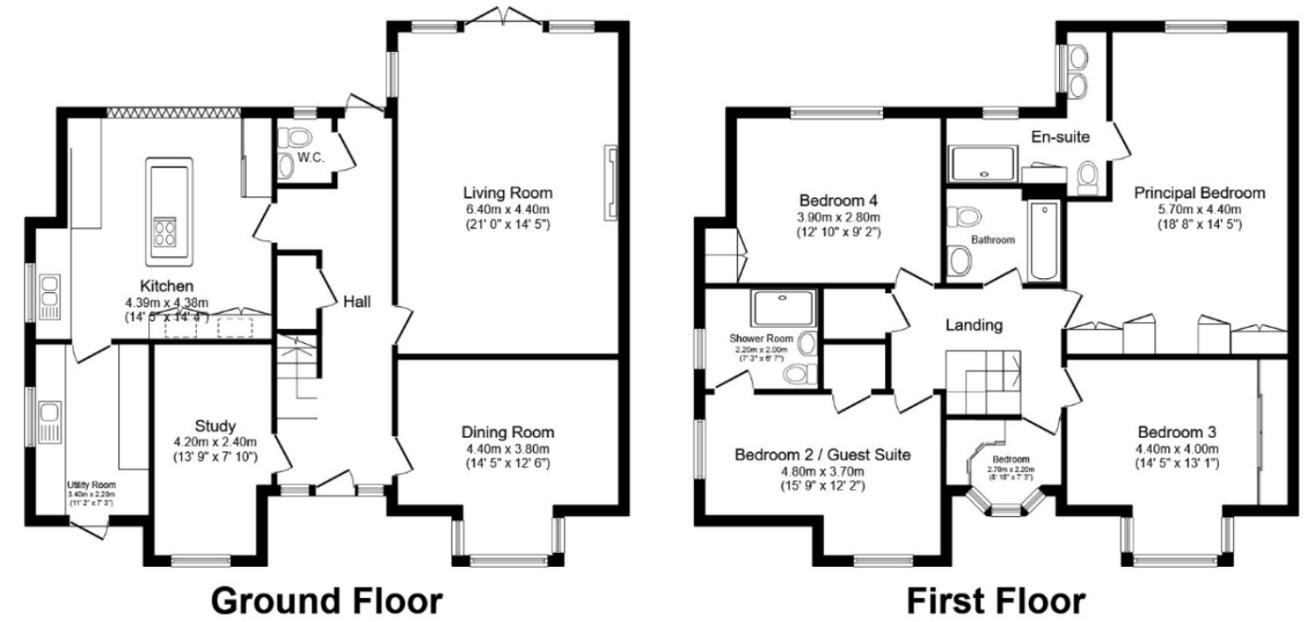
Upstairs, there are five well-proportioned bedrooms. The principal suite is a spacious double with a rear aspect, integrated storage, and a generous ensuite featuring twin basins and a large walk-in rainfall shower. Bedroom two is another double, with integrated storage, dual aspect windows, and its own ensuite with rainfall shower. Bedrooms three and four are both comfortable doubles, with bedroom three enjoying a front-facing bay window and bedroom four overlooking the rear garden. Bedroom five is a single room, currently used as a study. A well-appointed family bathroom, complete with a bathtub and overhead shower, serves the remaining bedrooms.

Externally, the property offers a large driveway providing off-road parking for up to four vehicles. The rear garden is generous in size and wraps around to the side, mainly laid to lawn with a patio area and raised decking, ensuring sunlight can be enjoyed throughout the day. Additionally the garden features borders stocked with a wide variety of mature shrubs and flowering plants.



-  **DETACHED 5 BEDROOM FAMILY HOME**
-  **2130 SQ FT**
-  **CUL-DE SAC LOCATION**
-  **GRAMMAR SCHOOL CATCHMENT AREA**
-  **EPC - E**
-  **0.18 ACRE PLOT**
-  **THREE BATHROOMS**
-  **WALKING DISTANCE TO GERRARDS CROSS STATION**
-  **POTENTIAL TO EXTEND (S.T.P.P)**
-  **COUNCIL TAX BAND - G**

					
x5	x3	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 197.9 sq.m. (2,130 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.

Local Area

The property is situated on the edge of Chalfont St Peter and Gerrards Cross in Buckinghamshire, England which is 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.

Local Schools

Some of the local schools are the following:

- Dr Challoner's Grammar School
- Dr Challoner's High School
- Chesham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- Davenies School
- Maltman's Green Preparatory School and Nursery
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- Chalfont St Peter CofE Academy
- Chalfont St Peter Infant School
- St Joseph's Catholic Primary School
- Robertswood School

It's always recommended to conduct further research and contact the schools

directly for more detailed information about their programs and admissions processes.

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.

Road Links

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.

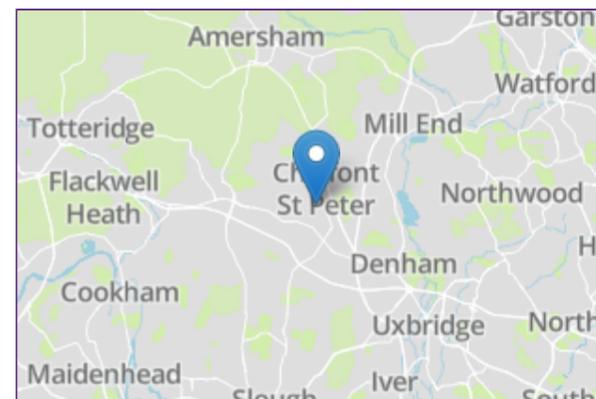
The A413 runs through the village, offering a direct route to Amersham, Aylesbury, and Gerrards Cross.

Airports

Heathrow Airport is approximately 20-25 minutes away by car via the M25. Luton Airport is also within easy reach, taking around 35-40 minutes.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			