

Introducing this stunning property, nestled in a peaceful neighborhood, that offers comfort, elegance, and spacious living. As you approach the house, you'll be greeted by a picturesque carriage-style driveway that not only provides ample parking space but also adds to the overall charm of this home.

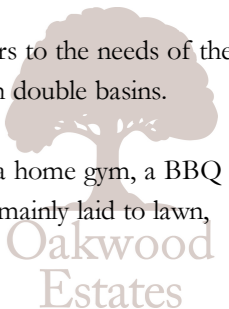
Approaching the property, you'll immediately notice the elevated front patio, a lovely spot to enjoy your morning coffee or evening sunset views. The large porch area provides a welcoming entrance and a place to greet guests. This home boasts a well-thought-out layout, including a double bedroom downstairs with built-in wardrobes, making it ideal for guests or as a convenient main-floor bedroom. Adjacent is a tastefully designed bathroom featuring a shower, toilet, and sink, offering both style and functionality.

The heart of the house is undoubtedly the spacious front room, flooded with natural light from its dual aspects. This room seamlessly leads to a cozy TV room and a well-appointed home office, making it perfect for relaxation and productivity. The dining room provides an inviting space for family gatherings and entertaining guests, while the utility room offers practicality and storage solutions for your everyday needs. Finishing off the ground floor is the double-height ceiling kitchen, complete with a conservatory.

The kitchen is equipped with modern appliances and plenty of counter space for meal preparation. At the same time, the conservatory brings the beauty of the outdoors inside, creating a bright and airy atmosphere.

Heading upstairs, you'll discover a cozy cot bedroom, a large double bedroom, and a family bathroom that caters to the needs of the whole family. The principal bedroom features a walk-in wardrobe and a sumptuous ensuite bathroom with double basins.

As you step outside, you'll find a well-manicured garden oasis with a summer house, perfect for relaxing or as a home gym, a BBQ area for hosting gatherings, and ample patio space for outdoor dining and entertainment. The back garden is mainly laid to lawn, providing plenty of space for children to play.









# Property Information

# Floor Plan

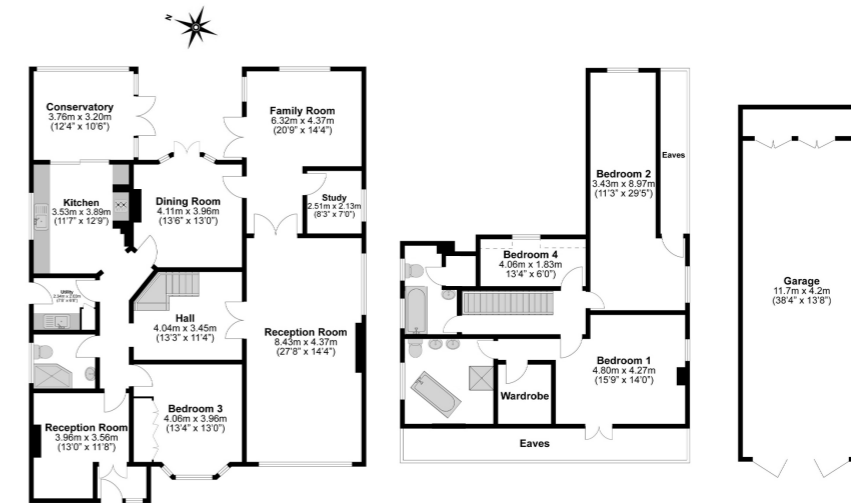
-  4 BED DETACHED
-  3 RECEPTION ROOMS
-  PARKING FOR 4 CARS
-  SUMMER HOUSE
-  CIRCA 3315 SQ FT

-  LARGE GARAGE
-  HOME OFFICE
-  ELEVATED POSITION
-  COUNCIL TAX- G



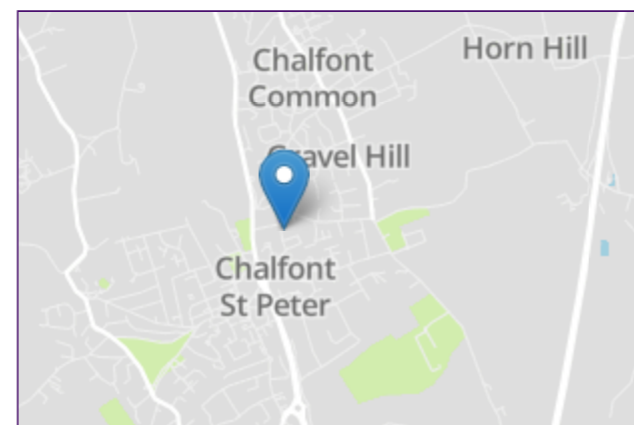
**Total Approximate Floor Area**  
3315 Square feet  
308 Square metres

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



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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Local Area

Nestled within the charming village of Chalfont St. Peter, the estate enjoys a picturesque setting in the heart of Buckinghamshire, England. The village itself exudes a traditional English charm with its historic buildings, quaint shops, and tree-lined streets.

Surrounded by lush greenery and open countryside, the area is known for its natural beauty. Residents can take advantage of the numerous parks, nature reserves, and walking trails nearby, making it an ideal location for outdoor enthusiasts and those who appreciate a tranquil setting. Chiltern Open Air Museum and Colne Valley Regional Park are just a short distance away, offering opportunities for leisurely strolls, picnics, and wildlife spotting.

## Local School

Some of the local schools are the following:

- Chalfont St. Peter Church of England Academy
- Chalfont St. Giles Infant School
- Chalfont St. Giles Junior School
- Robertswood Church of England Primary School
- Dr Challoner's High School
- Dr Challoner's Grammar School

The Chalfonts Community College

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

**Road:** The area benefits from excellent road connections. The nearby A413 road provides easy access to major road networks, including the A40 and M40, facilitating travel to nearby towns and cities such as Amersham, High Wycombe, and London. The M25 motorway is also within close proximity, allowing for convenient access to destinations further afield.

**Train:** Chalfont St. Peter and Gerrards Cross are the nearest train stations to the Chalfont Heights estate. Both stations offer regular train services to London, with direct trains to London Marylebone. This makes the area particularly attractive for commuters, providing a convenient and efficient route into the city for work.

## Council Tax

Band G