

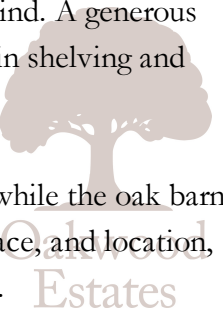


Nestled on the edge of the popular village of Chalfont St Peter with excellent transport links and grammar school catchment, this individual home sits within half an acre of secluded gardens bordered by mature trees and an ancient chalk stream. A modern oak barn with enclosed workshop and screened parking for five cars adds both charm and practicality.











Inside, the cottage has been thoughtfully extended and now offers three beautifully proportioned reception rooms. Character features abound - from original inglenook fireplaces in the dining room and snug, to oak flooring and garden views in the spacious sitting room. The light-filled Lansdowne conservatory opens directly onto the terrace, creating an ideal space for entertaining, while the breakfast room and snug flow into the kitchen in a relaxed open-plan layout.

Upstairs, four double bedrooms offer comfort and individuality. One features a vaulted ceiling and Georgian fireplace, another has fitted wardrobes and tranquil garden views. Two bathrooms serve the upper floor - one with double basins, the other with a walk-in shower - designed with both style and convenience in mind. A generous study area on the landing provides an ideal space for working from home, complete with built-in shelving and storage to keep everything organised and out of sight.

Outside, the grounds are a true sanctuary. The chalk stream meanders through the garden's edge, while the oak barn provides versatile space for hobbies, storage, or additional parking. With its blend of heritage, space, and location, this is a home that offers both retreat and connection - perfect for modern living.



Property Information

-  4 BEDROOM DETACHED COTTAGE
-  2 BATHROOMS
-  2804 SQFT
-  0.46 ACRE PLOT
-  PICTURESQUE COUNTRYSIDE LOCATION
-  CATCHMENT AREA FOR DCGS & DCHS
-  GRADE II LISTED
-  LARGE PRIVATE DRIVEWAY
-  EPC - D
-  COUNCIL TAX BAND - G



x4

Bedrooms



x4

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

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.

Transport

Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A40, which connect the town to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country.

For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. It is equidistant to Chalfont and Latimer station, a Metropolitan line station which offers a direct service to Baker street. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.

Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

Local Schools

Buckinghamshire is well renowned for its schools and is one of the last counties to still offer Grammar School Education. Some of the local schools include:

- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Dr Challoner's Grammar School
- Dr Challoner's High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community Collage
- Thorpe House
- Amersham School

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Council Tax

Band G

Floor Plan



Ground Floor
Floor area 119.6 sq.m. (1,287 sq.ft.)



First Floor
Floor area 94.9 sq.m. (1,021 sq.ft.)



Outbuilding
Floor area 28.9 sq.m. (311 sq.ft.)

Total floor area: 260.50 sq.m. (2804 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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