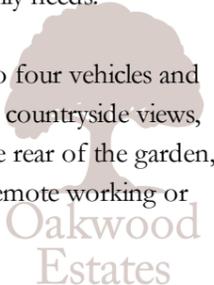


The heart of the property is the impressive open-plan kitchen and dining space. Finished with stone flooring and underfloor heating, the kitchen features quartz worktops, space for an American-style fridge/freezer, an integrated microwave, a Rangemaster-style oven with a five-ring gas hob, and a Quooker tap making it perfectly suited to everyday family living. A large skylight fills the room with natural light, while attractive views over the rear garden and surrounding countryside enhance the sense of space. The dining area benefits from an additional skylight and expansive rear bi-fold doors opening onto the patio, creating seamless indoor-outdoor flow for entertaining in the warmer months.

The main reception room is generously sized and centred around a working wood burner, offering a cosy retreat in cooler seasons. Internal bi-fold doors connect this space to the dining area, allowing for an open, sociable ground floor layout. Also on this level is a versatile additional room, currently used as a playroom but equally suited as a fourth bedroom, home office, or further reception room. A separate utility room and downstairs WC complete the ground floor.

Upstairs, there are three well-appointed bedrooms. Bedrooms one and two are spacious doubles with integrated storage and peaceful rear-aspect countryside views. Bedroom three is a comfortable small double with a front-facing aspect. The family bathroom is well presented and fitted with both a separate shower and a bathtub, ideal for family needs.

Externally, the property continues to impress. A substantial driveway provides off-street parking for up to four vehicles and the property features an integral garage. The rear garden is mainly laid to lawn and enjoys uninterrupted countryside views, offering a tranquil setting. Two separate patio areas, one adjoining the house and another positioned at the rear of the garden, allow you to enjoy sunlight throughout the day. An external garden office is a great addition, ideal for remote working or creative use.



Property Information

-  EXTENDED THREE/FOUR BEDROOM DETACHED HOUSE
-  RECENTLY RENOVATED
-  UNDERFLOOR HEATING
-  PLAYROOM/BEDROOM FOUR
-  HOME OFFICE
-  VIEWS ACROSS OPEN FIELDS
-  1969 SQFT
-  QUARTZ FITTED KITCHEN WITH LARGE SKYLIGHTS
-  POTENTIAL FOR LOFT CONVERSION (STPP)
-  COUNCIL TAX BAND - F

					
x4	x2	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

The Local Area

Chalfont St Peter is a charming and picturesque town situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this town offers residents a tranquil and idyllic setting to call home.

The town center features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town.

Chalfont St Peter is also home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants, where locals can indulge in retail therapy or savour delicious meals. There are also community centers, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

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
- Chesham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's School
- Chalfont Community Collage

Thorpe House

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.

Transportation

Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and 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.

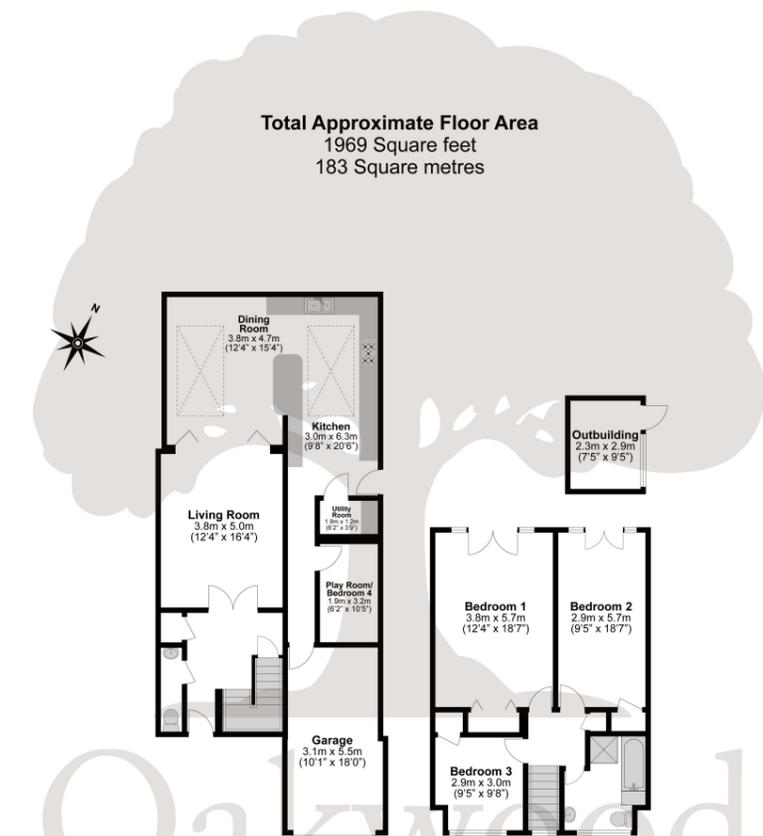
Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

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. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.

Council Tax

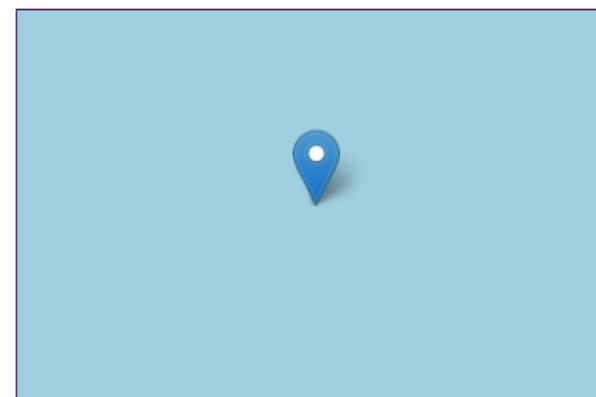
Band F

Floor Plan



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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	