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Holmwood, Grove Lane Chalfont St Peter, Buckinghamshire. SL9 9JU.

£735,000 Freehold



## PERFECTLY POSITIONED FAMILY HOME IN BUCKINGHAMSHIRE'S PREMIER SCHOOL CATCHMENT AREA

This beautifully presented three-bedroom detached home is ideally located in the heart of Chalfont St Peter, offering the perfect balance of convenience, education opportunities, and family living.

### PLANNING PERMISSION FOR EXTENSION

Although the planning permission granted in October 2021 (Ref: PL/21/2917/FA) has now lapsed, it previously approved a substantial two-storey rear extension, alterations to windows and doors, and rendering of the external walls. The proposed works would have significantly enhanced the property, creating an extended dining area on the ground floor and four double bedrooms on the first floor, including a master bedroom with en-suite.

Please note that a new planning application will need to be submitted to Buckinghamshire Council should you wish to proceed with these, or similar works.

### PRIME EDUCATIONAL CATCHMENT

Nestled within the catchment area for some of Buckinghamshire's most prestigious schools, including Beaconsfield High School, Chesham Grammar and Dr. Challoner's Grammar Schools, this property also benefits from proximity to excellent local primary schools. Families will love the peace of mind that comes with access to exceptional educational options right on their doorstep.

### CONVENIENCE AT YOUR FINGERTIPS

Situated just a 10-minute walk from Chalfont St Peter's charming village high street, you will enjoy easy access to a range of shops, including an M&S Food Hall, boutique stores, cafes, and restaurants. For commuters, Gerrards Cross station is a short drive away (1.5 miles), offering fast trains to London Marylebone in around 22 minutes. Should you wish direct access to the London Underground Tube network, Amersham and Chalfont & Latimer Tube stations are all easily accessible. Additionally, the M40 and M4 motorways are within easy reach, ensuring seamless connectivity to surrounding areas.

The area is 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, as well as local Leisure Centre just 5 minutes' walk away.



## STYLISH AND INTERIORS

This home offers a thoughtfully designed layout, perfect for both families and downsizers. The ground floor features a bright and airy living room, with space for multiple sofas and centred around a feature fireplace, making it an inviting spot for relaxation. A door at the rear leads to a study overlooking the garden, ideal for remote working or quiet reading.

The separate dining room comfortably accommodates a six-seater table, seamlessly connecting to the modern fitted kitchen. The kitchen is fantastically presented with ample surface space and storage at both base and eye level. There is a four-ring gas hob, built-in fridge-freezer, and additional seating at the breakfast bar. A utility area off the kitchen provides space for laundry appliances and additional storage, while a larger boot room with direct garden access adds practicality for busy households. Completing the ground floor is a three-piece bathroom with a bath.

Upstairs, the property offers three generously sized double bedrooms, each featuring built-in storage. The master bedroom benefits from fitted wardrobes. The bathroom on the first floor is a three-piece suite with shower cubicle.

## OUTDOOR LIVING

At the front of the property there is a private front garden and single gate leading onto Grove Lane. The rear garden is primarily laid to lawn, complemented by a patio area perfect for alfresco dining or relaxing in the sun. The garden also provides direct access to the garage and off-street parking for multiple cars, with a side gate leading to Orchard Grove.

This home blends comfortable interiors with a sought-after location, providing easy access to top schools, transport links, and local amenities. It is a fantastic choice for families or those looking to downsize into a welcoming and well-connected community. Schedule a viewing today to appreciate everything this property has to offer.



### 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.



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# Homwood, Grove Lane

Approximate Gross Internal Area

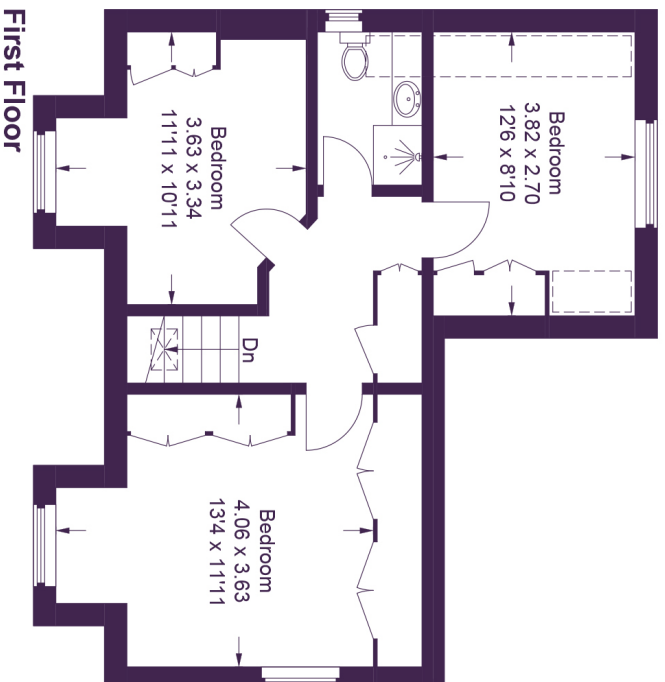
Ground Floor = 76.7 sq m / 825 sq ft

First Floor = 47.2 sq m / 508 sq ft

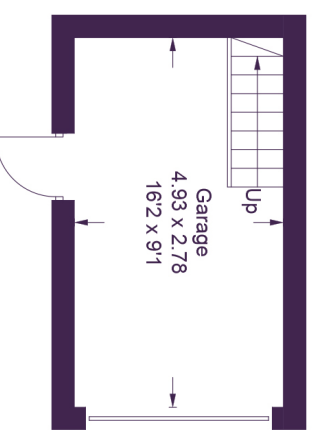
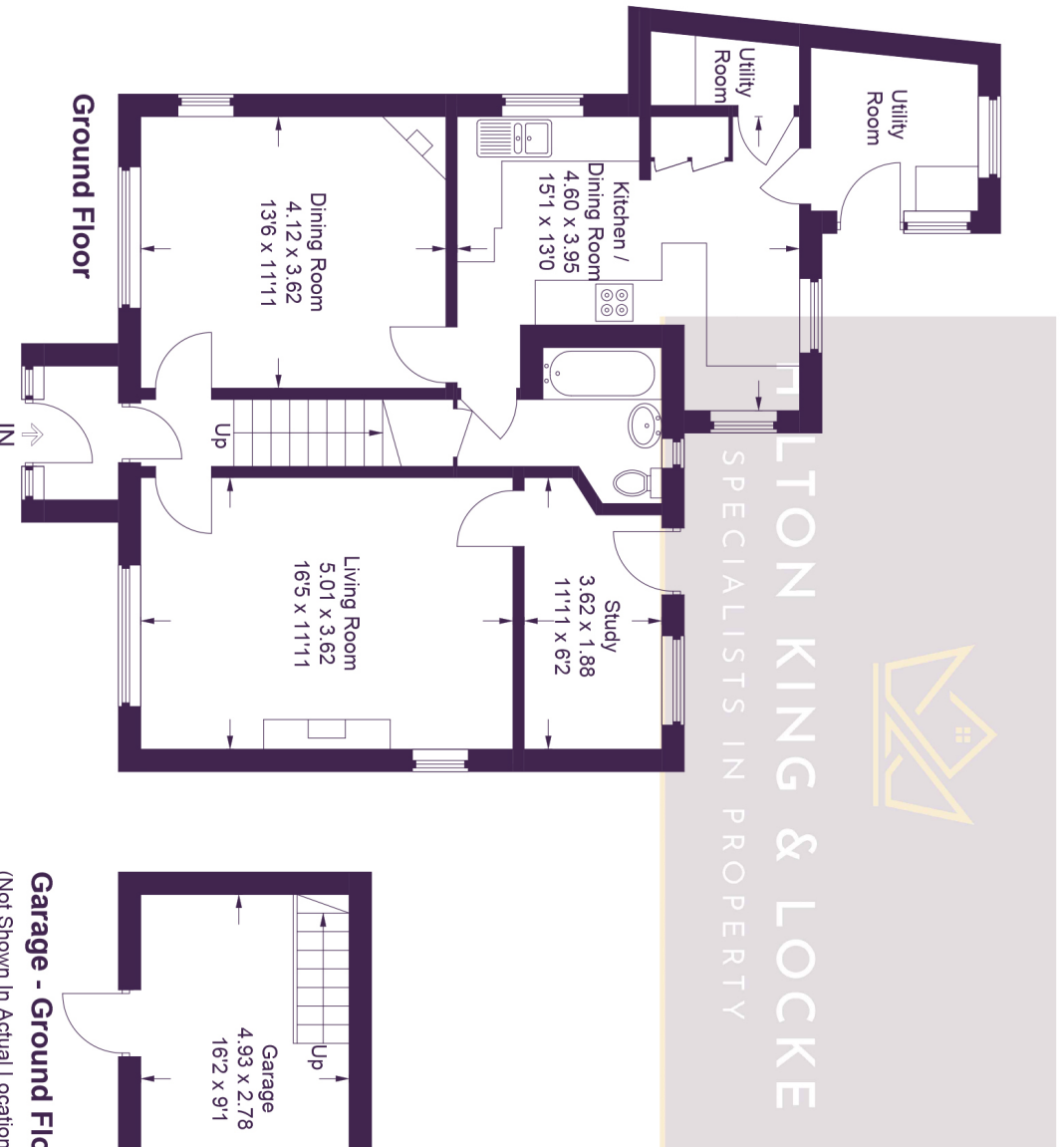
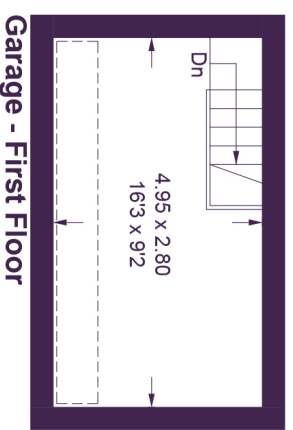
Garage - Ground Floor = 14.0 sq m / 151 sq ft

Garage - First Floor = 13.9 sq m / 150 sq ft

Total = 151.8 sq m / 1,634 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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.