

Upon entering the property, you're welcomed by a bright and spacious boot/cloakroom, illuminated by a large front-aspect picture window. Continuing down the hallway, you're drawn into the expansive reception room. A warm and inviting space featuring solid hardwood flooring, a wood-burner, and a large front aspect window. This space has direct access onto a front decking area via large bi-fold doors, boasting outdoor electrics, a hot tub, and views over open fields making it ideal for both entertaining and relaxing. The lounge flows naturally into the generously sized dining room, which provides direct access to the rear patio and raised terrace. With plenty of natural light, this space is perfect for family dining or hosting guests. The kitchen is well-equipped with floor and eye-level units, a double oven, four-ring electric hob, integrated fridge/freezer, and dishwasher, all set around a large rear-aspect window.

While it offers scope for modernisation, it remains highly functional.

A standout feature on the ground floor is the annex space, built in 2020. Currently used as a home office, it includes a private entrance and ensuite shower room. This versatile area could also serve as a second reception room, guest suite, or self-contained annex. Completing this level is a separate utility room with sink and storage, pantry, and a convenient downstairs WC.

Upstairs, the principal bedroom is a spacious double with integrated storage, an ensuite with bath and shower attachment, and a large front-aspect window offering sweeping views across fields. Bedrooms two and three are also doubles with field views, with bedroom two benefitting from an ensuite shower and built-in storage. Bedroom four is a generous double overlooking the rear garden, while bedroom five is a large single, ideal as a child's bedroom or home office. Completing this floor is the family bathroom which includes a separate bath and shower.

Externally, the property sits on a prominent position, with a lawned front garden, a large driveway with parking for up to six vehicles, and a double garage with space for an additional three cars. To the rear, the garden includes a spacious patio, terrace with power supply, a raised lawn, outdoor sink, and garden shed offering practical outdoor area for entertaining or everyday use.



Property Information

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5 BEDROOM DETACHED FAMILY HOME
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POTENTIAL FOR ANNEXE
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FOUR BATHROOMS
- 

2944 SQFT
- 

COUNCIL TAX BAND G
- 

END OF CUL-DE-SAC
- 

THREE RECEPTION ROOMS
- 

DOUBLE GARAGE & DRIVEWAY
- 

CATCHMENT AREA FOR DCGS & DCHS
- 

EPC - D



x5

Bedrooms



x3

Reception Rooms



x4

Bathrooms



x7

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 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.

**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:

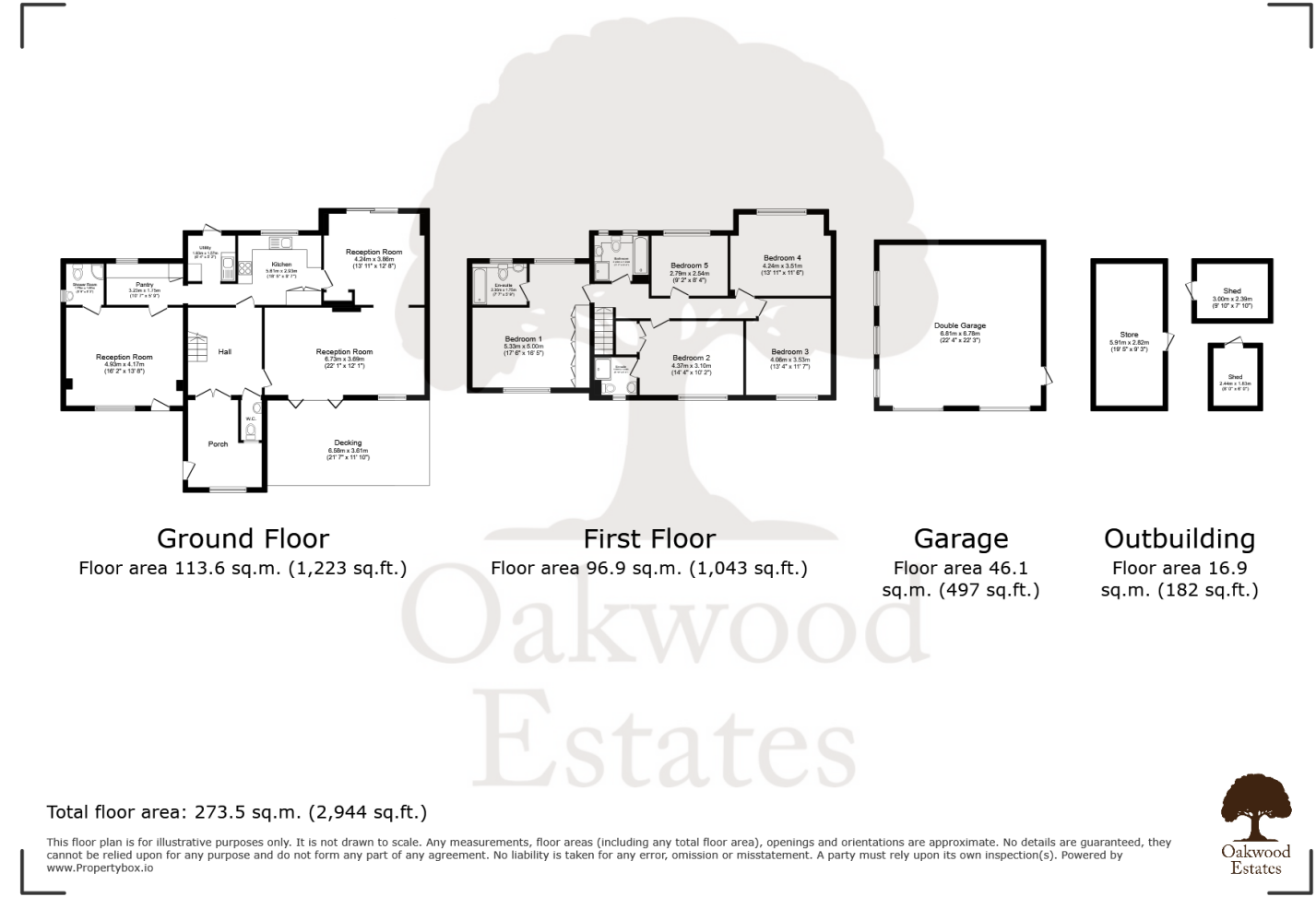
- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Dr Challoner's Grammar School
- Dr Challoner's High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community Collage
- Thorpe House
- Amersham School

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



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.

