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Hillcrest, Gold Hill North, Chalfont St Peter, Buckinghamshire. SL9 9DS.

£575,000 Freehold

Enjoying a picturesque position on Gold Hill North, this charming and characterful two-bedroom semi-detached cottage sits just a short stroll from both Gold Hill Common and the heart of Chalfont St Peter village. The property perfectly blends village convenience with a delightful outlook and generous garden, plus off-street parking.

The cottage immediately conveys warmth and personality. There is a cosy front reception room with feature fireplace, a lovely space in which to relax, filled with natural light and enhanced by its outlook over open greenery, a constant reminder of the property's enviable position.

To the rear, the dining room provides an inviting setting for entertaining, linking seamlessly through to the kitchen/breakfast room. The kitchen is well-sized and practical, with extensive storage and granite worksurfaces, and enjoys direct access onto the garden. The arrangement of the ground floor offers a natural flow, while retaining the distinct rooms and intimate feel so often associated with period-style cottages.

Upstairs, the two bedrooms are arranged around a central landing. The principal bedroom enjoys a front aspect with views towards the common, while the remaining bedroom offers flexibility for children or guests. A family bathroom which includes a



free-standing bath and separate shower cubicle, completes the first floor.

The rear garden extends to approximately 40 feet, providing a delightful outdoor space with artificial grass lawn and seating areas. At the far end, a detached summer house/study offers valuable additional space, ideal as a home office, creative studio, or quiet retreat.

One of the property's most appealing features is its location. Gold Hill Common is only moments away, perfect for dog walking, weekend strolls or simply enjoying open space. Meanwhile, Chalfont St Peter village centre is a very short walk, offering a wide selection of shops, cafés, restaurants, and everyday amenities, including M&S Foodhall, Costa Coffee and Tesco Express. Well-regarded local schools are also within walking distance. The combination of charming cottage character, open green views and proximity to the village makes this a special home in a highly sought-after setting.



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Approximate Gross Internal Area

Ground Floor = 44.6 sq m / 480 sq ft

First Floor = 36.9 sq m / 397 sq ft

Outbuilding = 3.9 sq m / 42 sq ft

Total = 85.4 sq m / 919 sq ft



(Not Shown In Actual
Location / Orientation)

Ground Floor

First Floor

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.