



Sycamore Road,
Chalfont St Giles









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From the moment you arrive, the expansive gravel driveway with parking for up to nine vehicles and an electric car charging point, sets the tone for the scale and versatility on offer. A single garage presents exciting potential for conversion into an annex (STPP), adding further flexibility. At the heart of the home lies a stunning open-plan kitchen/dining space, designed for both everyday living and social occasions, a home designed for living and entertaining. Featuring granite work surfaces, a central island, butler's sink, AEG double oven, gas hob, and an abundance of cleverly designed storage, including a pull-out pantry and built-in wine rack, this is a space where functionality meets style.

Bi-fold doors, skylights, and elegant lighting flood the area with natural light, seamlessly connecting indoors with the sun-drenched garden beyond. An adjacent utility room provides further practicality, while the integrated Alexa sound system enhances the home's modern appeal perfect for entertaining guests. Multiple reception areas including a refined main living room opening onto a decked terrace with electric fireplace and bespoke shelving, a separate reception room, and a versatile games/exercise room offer flexibility for both relaxation and hosting.

As you make your way upstairs, the space is light and airy, the sense of space continues with high ceilings, plush carpeting, and a striking vertical window allowing light to pour through. The principal suite is a true sanctuary, featuring a Juliet balcony overlooking the garden, a luxurious en-suite with standalone bathtub, walk-in shower, and his-and-hers sinks and most notably, a superb adjoining dressing room. This dressing room is a standout feature of the home, offering exceptional storage capacity with ample space for extensive wardrobes, shoe collections, and accessories. Thoughtfully designed to combine practicality with elegance, it provides a boutique-style experience rarely found in homes of this kind, perfect for buyers who value both organization and luxury. Three further double bedrooms are beautifully presented, three with en-suite facilities, high ceilings, and quality finishes, ensuring comfort and privacy for family and guests alike. The beautifully levelled rear garden is a true highlight private, peaceful, and designed to capture sunlight throughout the day. With expansive lawns, a dedicated BBQ and seating area, and a substantial rear cabin ideal as a gym, guest suite, or studio, this outdoor space perfectly complements the home's lifestyle offering. Location & Lifestyle Positioned within a welcoming and well-connected community, the home benefits from a neighborhood WhatsApp group and a true village feel.

The renowned White Hart pub is just a five-minute walk away, while the charming village center with its shops, restaurants, and amenities is close by. Residents also enjoy easy access to the annual village fair. Excellent transport links via nearby Seer Green and Chalfont stations provide direct connections into London Marylebone, making this an ideal location for commuters. The area is also highly regarded for its outstanding schooling, including Dr Challoner's, Beaconsfield School, and The Beacon. Capree offers a rare opportunity to acquire a substantial, beautifully finished home in a peaceful yet highly convenient location. With its generous proportions, exceptional entertaining spaces, versatile outbuildings, and standout dressing room storage, this is a property that effortlessly combines luxury, practicality, and lifestyle.

Location

Capree enjoys a prime position within a picturesque and historic setting on the edge of the Chiltern Hills. The area is renowned for its quintessential English village charm, featuring leafy lanes, a traditional village green and duck pond, and a strong sense of community. Sycamore Road lies within a well-established residential area characterized by attractive period homes and quiet surroundings, while remaining conveniently close to the village centre. Residents benefit from a range of local amenities including independent shops, cafés, and traditional pubs, as well as highly regarded schools, making the location particularly appealing to families. The village offers an excellent balance of rural tranquility and connectivity. Surrounded by beautiful countryside with access to walking and cycling routes, it is nonetheless well placed for commuters, with nearby stations at Gerrards Cross and Chalfont & Latimer providing fast links into London, alongside easy access to the M25 and M40. Chalfont St Giles combines scenic countryside living with everyday convenience, making it one of South Buckinghamshire's most desirable village locations.

Leisure

Chalfont St Giles offers a range of leisure activities, providing residents and visitors with opportunities to relax and engage in recreational pursuits. The village, surrounded by the scenic Chiltern Hills, invites nature enthusiasts to explore the picturesque countryside through walking and hiking trails.

The Chiltern Hills, with their rolling landscapes and ancient woodlands, are ideal for outdoor activities. Whether it's a stroll along well-maintained footpaths or more challenging hikes, the area provides a serene escape for those seeking fresh air and natural beauty.

The village maintains a strong sense of community, and local events and fairs contribute to the available leisure options. Community gatherings, seasonal festivals, and markets create opportunities for residents to socialize and enjoy the vibrant atmosphere.

Transport Links

The Chalfont & Latimer station, situated a few miles away, is operated by Transport for London (TfL), offers train services on both the Metropolitan and Chiltern Railways lines. This facilitates swift and direct connections to London, with trains running to key destinations such as Baker Street, Marylebone, and beyond. The efficient rail links make Chalfont St Giles an appealing residential option for those who work or study in the capital.

For road travel, the village is well-connected via the A413 road, providing access to the broader road network. The M25 motorway is within a reasonable driving distance, offering a gateway to major motorways and facilitating journeys to surrounding areas.

Local Schools

Chalfont St Giles and surrounding areas are home to several excellent schools, offering a range of educational options for children of all ages.

Chalfont St Giles Infant School and Nursery
Chalfont St Giles Junior School
Jordans School

The Chalfonts Community College
Dr Challoner's High School
Beaconsfield High School
Chalfont St Peter CofE Academy
Little Chalfont Primary School
Chesham Grammar School
Maltman's Green School
Gayhurst School
Thorpe House
St Mary's

We recommend contacting the local authority or individual school to ensure your child is eligible to attend the educational institution of choice.

Adaptions

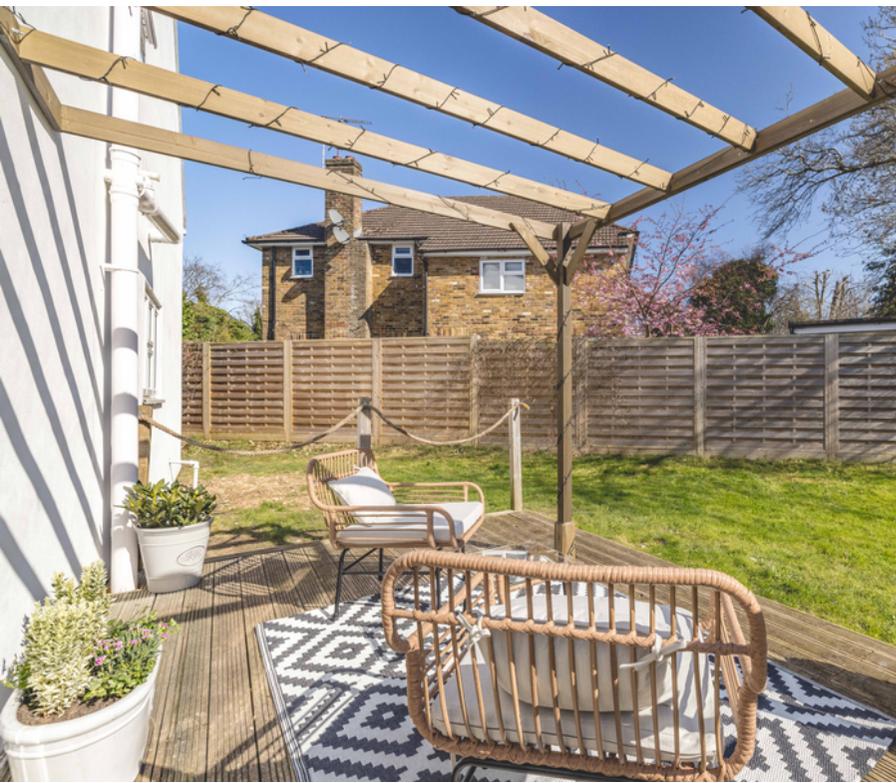
Property was originally purchased as a bungalow and entirely extended and fully renovated to this outstanding double story home.



Key Features

- Stunning Open Plan Integrated Kitchen Overlooking Rear Garden
- Luxury Four Bedroom Detached House
- Plot Size - 0.245 acres.
- Modern Design and Decor Throughout
- Council Tax Band Category F
- High Ceilings and Modern Decor throughout
- 3068 Square Feet
- Large Rear Garden with Multi Purpose Cabin
- Easy Access to Heathrow Airport
- EPC - C

					
x4	x2	x3	x9	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



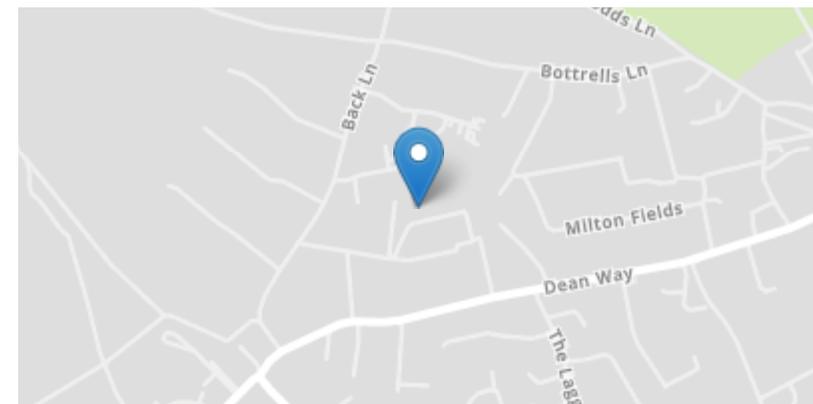
Marketing Office Contact Details

-  1, The Highway, Beaconsfield, HP9 1QD
-  01494 296123 
-  beaconsfield.enquiries@oakwood-estates.co.uk

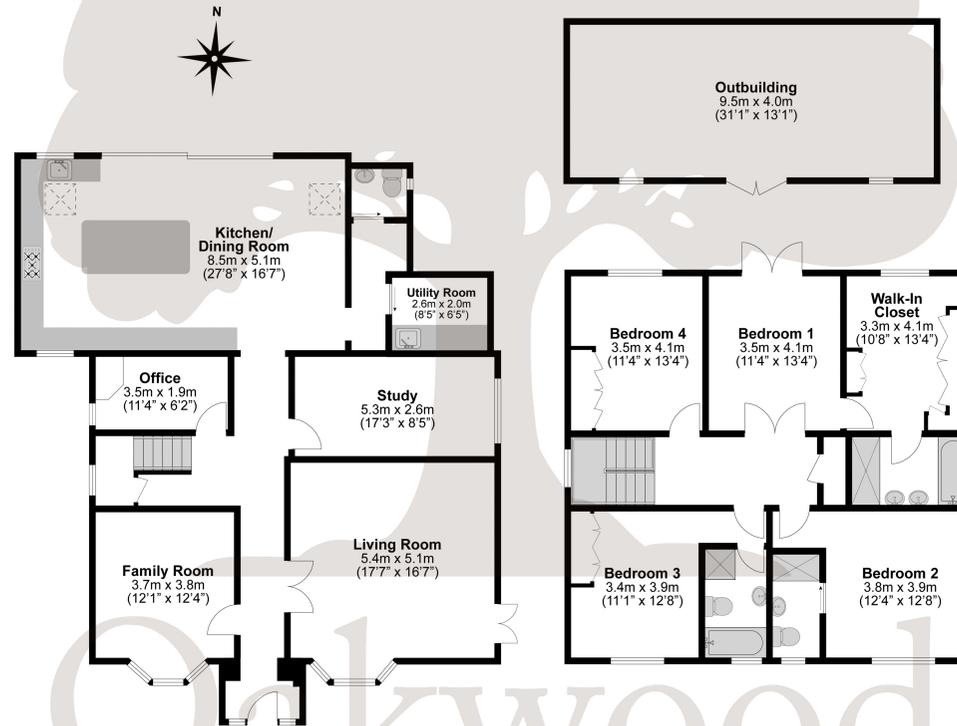
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Property Location



Total Approximate Floor Area
3068 Square feet
285 Square metres



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**

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