Estates















Upon entering the property, you're welcomed via a light-filled entrance porch that sets a warm and inviting tone. To the left, the stylish kitchen showcases sleek floor and eye-level cabinetry, complete with integrated AEG appliances and a five-ring gas hob. A generous picture window brings in natural light and offers a pleasant view to the front. To the right, a flexible groundfloor bedroom is currently set up as a laundry and utility space, perfect for modern-day practicality. A contemporary downstairs bathroom features a large shower, toilet, basin, and a Velux window that enhances the natural light. The first reception room features a working fireplace and currently arranged as a home office but offers versatility for use as a study, snug or playroom and complemented by side windows that keep the space naturally lit. Toward the rear, the generous living room is ideal for relaxing or entertaining, with French doors opening onto the patio and an additional rear window drawing the garden indoors. The ground floor is completed by a dedicated dining room, an excellent setting for entertaining guests, conveniently situated between the kitchen and lounge areas.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys a peaceful rear aspect with a full wall of built-in wardrobes. Bedroom two also overlooks the rear garden and neighboring fields, while bedroom three faces the front. The family bathroom is fully equipped with a bath, separate shower, toilet, basin and a heated towel rail. A fully boarded loft with Velux windows provides fantastic potential for further extension, subject to the usual planning permissions.

Externally, the rear garden is mature yet easy to maintain, featuring a generous patio area ideal for outdoor entertaining. There is convenient gated access on both sides of the home, and a powered garden shed adds extra storage or hobby space. The front driveway offers off-street parking for up to three vehicles. Oakwood



3/4 BEDROOM DETACHED HOUSE



2 BATHROOMS

PETER VILLAGE



CIRCA 98 FT GARDEN
WALKING DISTANCE TO CHALFONT ST

COUNCIL TAX BAND- F

7

4 RECEPTION ROOMS



POTENTIAL FOR LOFT CONVERSION AND FURTHER EXTENSIONS (STPP)



DCGS CATCHMENT AREA



EPC- D



1561 SQ FT



Local Area

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

The village centre 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 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 include in retail therapy or savour delicious meals. There are also community centres, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

Local Schools

Amersham School

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
Beaconsfield High School
Robertswood School
Gayhurst School
Maltmans Green
St Mary's School
The Chalfonts Community College
Thorpe House School

We recommend that you check with the local authority or school itself to confirm eligibility to the school of your choice.

Transport Links

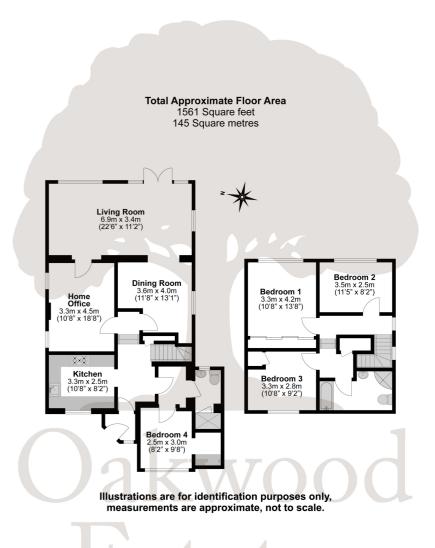
Road transport is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the village to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also 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



Lstates

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.



