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40 Copthall Lane, Chalfont St Peter. SL9 0DG.

£1,300,000 Freehold

Occupying a fantastic position within a highly desirable residential area, this beautiful, modern four-bedroom detached home offers spacious, versatile accommodation perfectly suited to growing families. Beautifully presented throughout, the property combines contemporary living with excellent future potential, including scope to extend (subject to the necessary planning permissions).

The ground floor provides well-balanced living space, beginning with a welcoming entrance hall leading through to a superb open-plan kitchen/dining room/living room – a real hub of the home, ideal for both everyday family life and entertaining. The separate generous living room offers an impressive yet comfortable setting, flooded with natural light and perfect for relaxing. A separate dining room provides further flexibility and could easily serve as a playroom, study or snug. The conservatory overlooks the garden and creates an additional reception space, seamlessly connecting indoor and outdoor living. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property has four well-proportioned bedrooms, including a spacious principal bedroom with built in storage and en-suite shower room. Bedroom two also has an ensuite shower room and along with bedroom four, benefit from built in storage. Bedroom three is also a large double room. The modern family bathroom completes the 1st floor.

Externally, the home enjoys a large rear garden, offering excellent space for outdoor dining, entertaining and family activities. To the front, there is off-street parking for multiple cars and the added benefit of a separate garage, providing secure parking or storage.

This fantastic location gives you access to some of Buckinghamshire's best schools, including outstanding grammar schools including



Chesham Grammar, Dr Challoner's in Amersham and Little Chalfont, plus popular local primaries such as Chalfont St Peter Infant School and Academy. Private options like St Mary's Gerrards Cross and Gayhurst School also offer excellent choices for families. The area is in the sought-after Buckinghamshire grammar school catchment, making it a top pick for parents.

You'll have plenty to enjoy in your downtime too. Chalfont Leisure Centre has a modern gym, pool, and fitness classes, while Gerrards Cross and Denham Golf Clubs are just a short drive away. The stunning Chilterns countryside offers miles of walking and cycling, and Denham Country Park is perfect for riverside strolls and family days out. The village centre of Chalfont St Peter has cozy cafés, restaurants, local shops, plus Tesco Express and M&S Food Hall, creating a friendly community vibe.

Commuters will love the quick connections: Gerrards Cross Station is about two miles away with fast trains to London Marylebone in under twenty minutes, and Denham Station gives you another easy option into the city. The M40 and M25 are close by, making it easy to reach Heathrow Airport in about twenty minutes. Local buses keep you connected to Gerrards Cross, Uxbridge, Amersham, and beyond.



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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40 Copthall Lane

Approximate Gross Internal Area

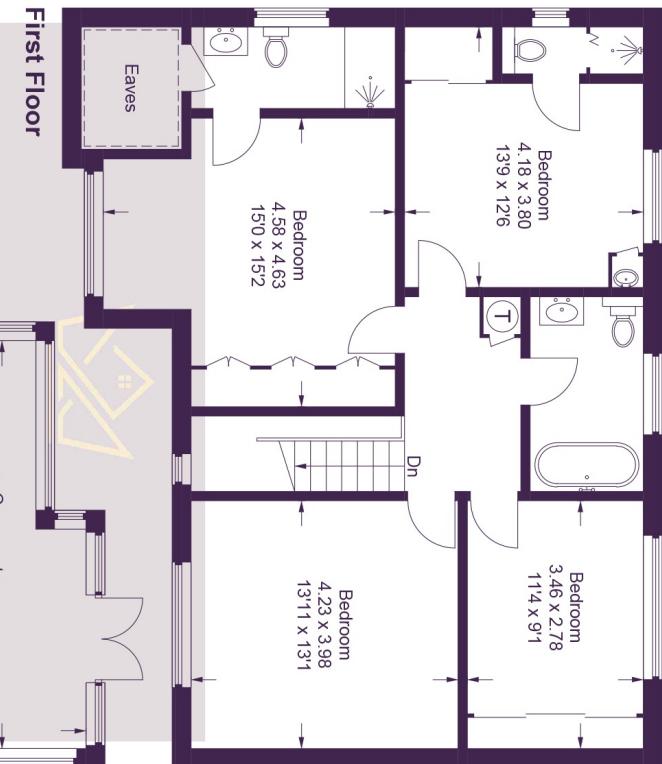
Ground Floor = 116.2 sq m / 1,251 sq ft

First Floor = 89.8 sq m / 966 sq ft

Garage = 17.6 sq m / 189 sq ft

Total = 223.6 sq m / 2,406 sq ft

(Including Eaves)

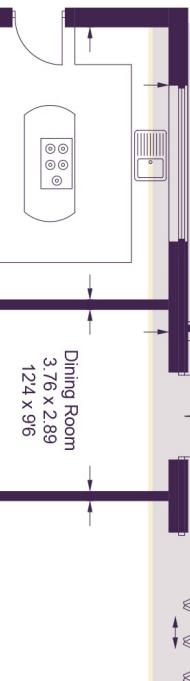


First Floor

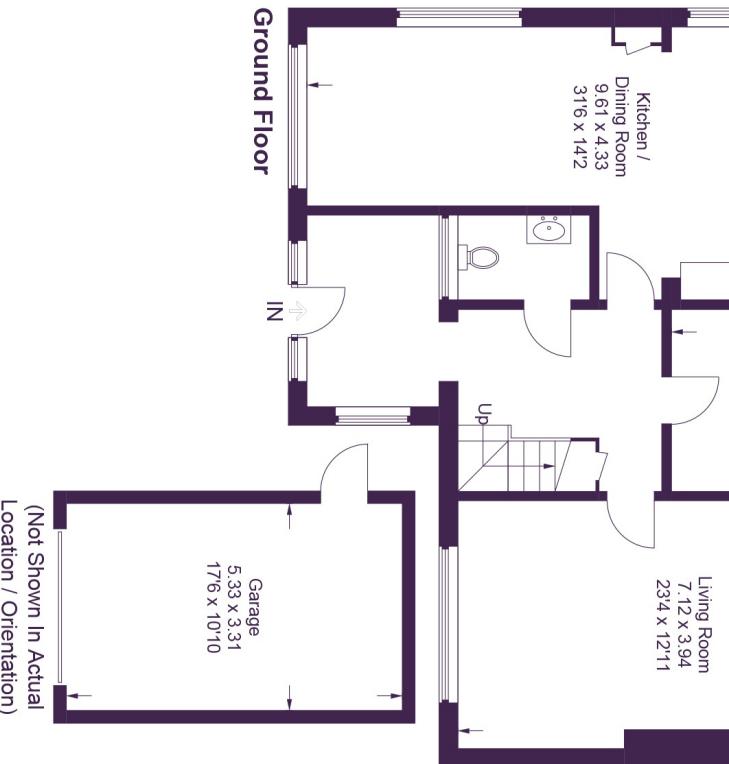
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Conservatory

21.4 x 9.7



Ground Floor



(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.

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