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40 Deanway, Chalfont St Giles, Buckinghamshire. HP8 4JR.

£1,000,000 Freehold

This brand new five-bedroom home in the heart of Chalfont St Giles has been built to an exceptionally high standard, offering over 2,300 square feet of beautifully designed living space. With its combination of striking contemporary finishes, thoughtful layout and premium specification throughout, it is the perfect choice for modern family life.

The hub of the home is the outstanding open-plan kitchen and living/dining room, featuring a bespoke design with quartz worktops, breakfast bar, induction hob, hot tap, integrated double ovens and wine cooler. Skylights and bi-fold doors flood the room with light and provide seamless access to the landscaped garden and patio, making it ideal for both relaxed family living and entertaining. The ground floor also offers a stylish living room, plus a study with fitted storage, utility room with rear access, a guest cloakroom and generous additional storage. Underfloor heating and Kardean flooring add a touch of everyday luxury.

On the first floor, the principal suite includes a fitted dressing area and a luxurious en suite bathroom with walk-in shower. Two further double bedrooms are located on this floor, one with its own en suite, the other served by a beautifully finished family bathroom. The second floor provides two more bedrooms and a further bathroom, creating flexible accommodation for guests, and/or a media room.

Outside, the property offers ample parking to the front, while the landscaped rear garden has been thoughtfully designed with a sunken patio, lawn, and planting, perfect for summer gatherings.

Every detail of this home has been carefully considered,



from CAT 6 cabling and underfloor heating to designer bathroom suites with Grohe fittings, and a 10-year structural warranty ensures complete peace of mind.

Located in the picturesque village of Chalfont St Giles, the house is exceptionally well connected. Fast services from nearby Seer Green & Jordans Station reach London Marylebone in around 27 minutes, while the M25, M40 and Heathrow Airport are all within easy reach. With excellent schools, thriving local amenities and direct access into London, this brand new high-specification home offers the perfect balance of village charm and modern convenience.



Important Notice

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40 Deanway

Approximate Gross Internal Area

Ground Floor = 82.8 sq m / 891 sq ft

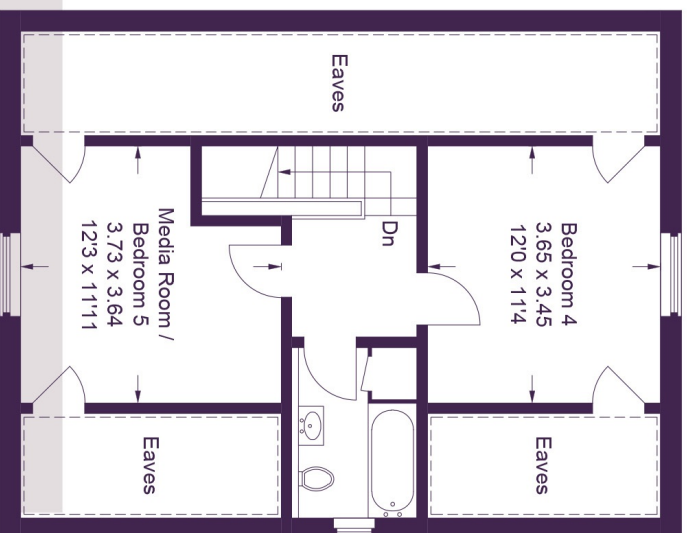
First Floor = 69.0 sq m / 743 sq ft

Second Floor = 64.4 sq m / 693 sq ft (Including Eaves)

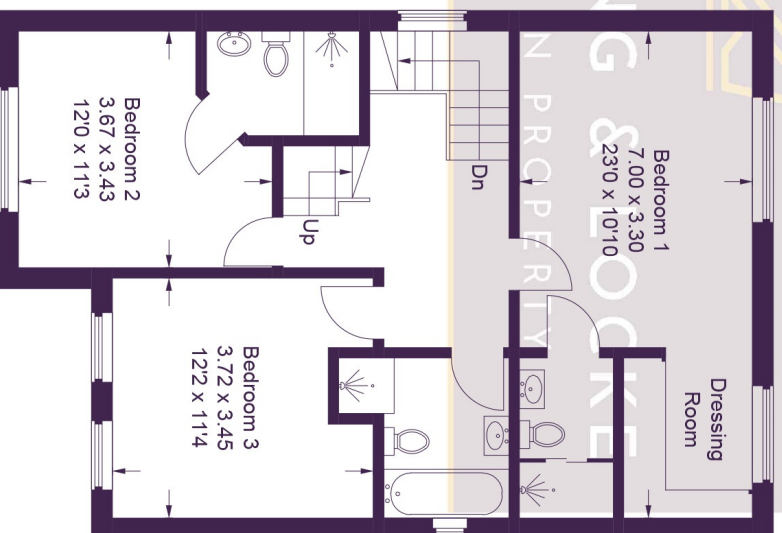
Total = 216.2 sq m / 2,327 sq ft



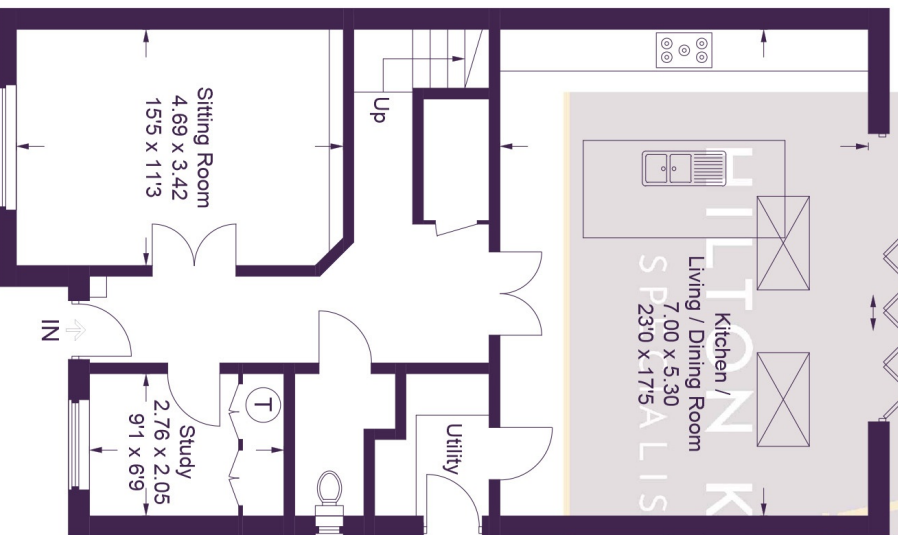
 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor



Ground 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.