



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



1 Dreadnought Cottages, Gravel Hill, Chalfont St Peter. SL9 9QR.

£490,000 Freehold

Hilton King and Locke are delighted to bring to market this character cottage, which is within walking distance of local amenities, Chalfont St Peter Village and is presented in fantastic condition throughout. Offering spacious accommodation arranged over two floors. This property offers fantastic potential to extend STPP.

The front door leads through to the living room. This room has space for multiple sofas as well as additional units and centres itself around a feature fireplace. A door then leads you through to the spacious dining room. This room comfortably fits a six-seater dining table as well as side units and has a window to the rear garden. Moving through to the modern kitchen there are units at both base and eye level allowing plenty of storage as well as surface space and additional seating at the breakfast bar. The fitted appliances include fridge freezer, oven, gas hob, extractor, and dishwasher. The utility at the back of the property includes space for the washing machine and tumble dryer and also downstairs WC.

Moving to the first floor you will find two bedrooms and family bathroom. Bedroom one is a lovely bright room with built in storage overlooking the front of the property, bedroom two is also a comfortable double with views out onto the garden. The family bathroom is a modern four-piece suite including a large bath and large separate shower.

The rear garden is accessed via double doors from the back of the property and is a large mature garden with space to the side and rear. It is relatively low maintenance and is mainly paved with plenty of bushes and flower beds dotted throughout, a path



through the middle leads to the large outbuilding at the rear of the property.

The property is situated in one of only a few locations that is within a 0.5 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Gravel Hill is convenient for access to local amenities and transport links. Gerrards Cross is just over a 1 mile from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Gayhurst School, Maltmans Green School, Robertswood School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



**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.



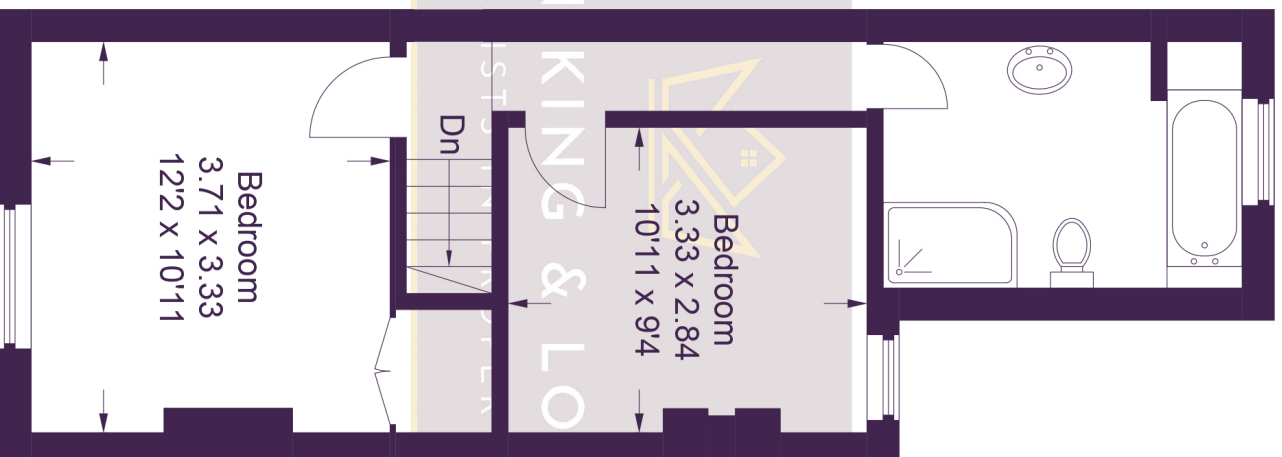
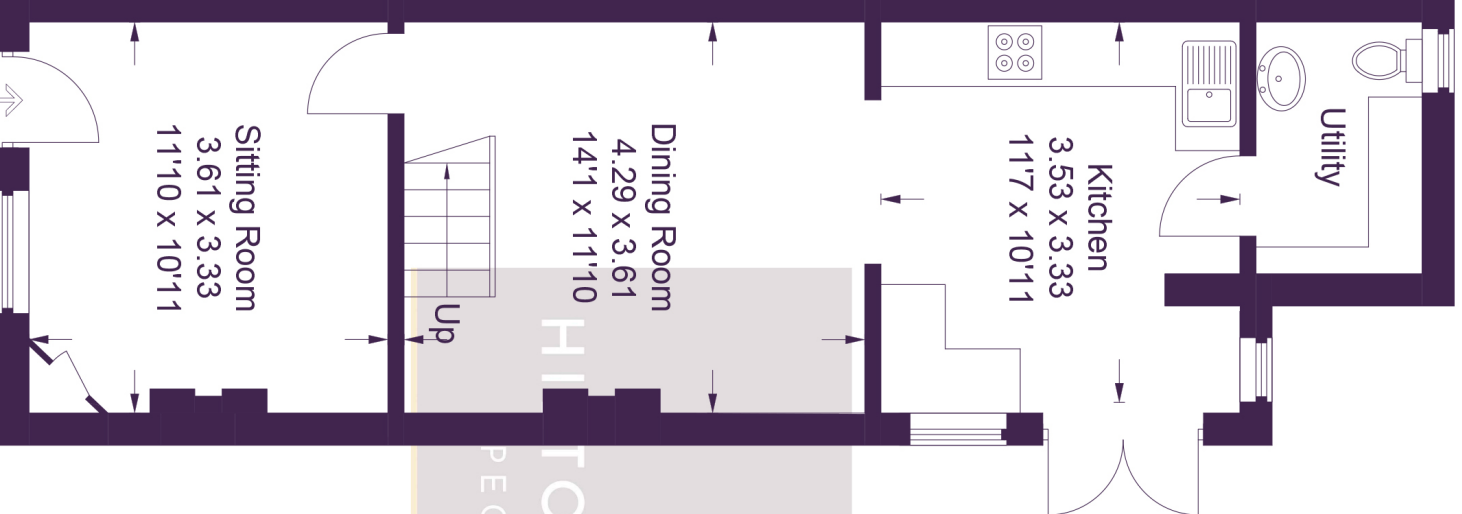
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# 1 Dreadnought Cottages



Approximate Gross Internal Area  
Ground Floor = 45.6 sq m / 491 sq ft  
First Floor = 36.5 sq m / 393 sq ft  
Outbuilding = 9.8 sq m / 105 sq ft  
Total = 91.9 sq m / 989 sq ft



(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.