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2 Dreadnought Cottages, , Gravel Hill. SL9 9QR.

£585,000 Freehold

Hilton King and Locke are delighted to bring to market this extended 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 three floors featuring, living room, dining room, extended kitchen, four bedrooms and garden room.

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 which could also be used as another sitting 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 extended 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, double oven, induction hob and extractor, dishwasher washing machine and tumble dryer.

Moving to the first floor you will find two of the four bedrooms as well as the four piece family bathroom with separate bath and shower. Bedroom one is on the first floor and is a lovely bright room with built in storage overlooking the front of the property, whilst bedroom four is currently being used as a single room which could be a fantastic office space if required and benefits from a rear aspect view. Continuing up to the second floor you will find bedroom two and three which are both good size bright rooms and the upstairs bathroom which is a three-piece shower suite. Bedroom two also provides access to eaves storage.

The rear garden is made up of a patio area accessed via the side door off the kitchen which provides plenty of space for a table and chairs as well as a brick-built pizza oven and barbeque. Stairs lead up to the low maintenance astro turf lawn and then up to the garden room, which, has a decked area to the front accommodating large outdoor seating.



Inside the garden room you will find a L shape sofa, fitted storage cupboards, a large fridge and wooden flooring making this a fantastic spot to enjoy a drink and catch the evening sun. The garden room could also make a fantastic home office as it has power throughout.

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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2 Dreadnought Cottages



Approximate Gross Internal Area
Ground Floor = 39.7 sq m / 427 sq ft
First Floor = 35.7 sq m / 384 sq ft
Second Floor = 27.9 sq m / 300 sq ft
Garden Room = 19.7 sq m / 212 sq ft
Total = 123.0 sq m / 1,323 sq ft



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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