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6 Cross Lanes, Chalfont St Peter, Buckinghamshire. SL9 0LR.

£1,285,000 Freehold

This stunning four bedroom detached home is set within a quiet and highly regarded residential location in Chalfont Common, perfectly positioned for both tranquillity and convenience. The setting offers a peaceful, family-friendly environment while remaining within easy reach of a wide range of local amenities, well-regarded schools, and excellent transport links.

Stepping through the front door through the solid oak porch, you are welcomed into an impressive entrance hall where the home's exceptional high-specification finish is immediately apparent. Clean architectural lines and premium materials are complemented by a stunning floating solid walnut staircase and landing, creating a striking focal point and setting the tone for the contemporary design throughout.

The ground floor has been thoughtfully arranged to emphasise open, modern living. A versatile front room sits to the left, ideal as a stylish home office or snug, while a sleekly finished cloakroom/WC adds practicality.

As you move through the home, past the utility room which has a door leading to the outside, the property opens into a truly outstanding open-plan kitchen, dining, and living space, the undeniable heart of the property. Designed with a focus on both luxury and lifestyle, this expansive area features a bespoke fitted kitchen with streamlined cabinetry, high-end integrated appliances, and a substantial central island. The design is defined by sharp lines and seamless finishes, creating a sophisticated yet highly functional space.

Natural light floods in through the two sets of bifold doors, which open directly onto the garden, effortlessly blending indoor and outdoor living, ideal for entertaining or relaxed family life. The adjoining sitting area offers a more intimate space while maintaining the same refined aesthetic and includes a stylish wood burner stove.

Moving to the first floor, the high standard continues with four extremely well-proportioned bedrooms, all finished in a cohesive contemporary style. The master bedroom has an ensuite dressing room and impressive shower room. The family bathroom is equally impressive, featuring premium fittings, elegant tiling, and modern sanitaryware, ensuring both comfort and style.

Externally, the property continues to excel with a stunning bespoke outhouse, finished to an equally high specification. This versatile space includes a soundproof studio along with additional living areas, making it perfect for creative use, working from home, or simply enjoying the garden in a private retreat. There are additional storage sheds which run along the side of the house and are accessible from doors at rear and front.



The location is a key highlight. Situated within easy reach of Chalfont St Peter village centre, residents benefit from an excellent selection of shops, cafés, restaurants, and everyday amenities. For families, the area is renowned for its outstanding schooling options, including highly regarded grammar schools such as Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls, as well as sought-after local primaries and independent schools.

For commuters, the property is exceptionally well placed. Gerrards Cross railway station provides direct services into London Marylebone in under 30 minutes, while nearby road links including the M40 and M25 offer convenient access to London, Heathrow Airport, and the wider motorway network.

Overall, this home combines high-end contemporary living with a prime, well-connected location, offering the perfect balance of style, space, and everyday convenience.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

6 Cross Lanes

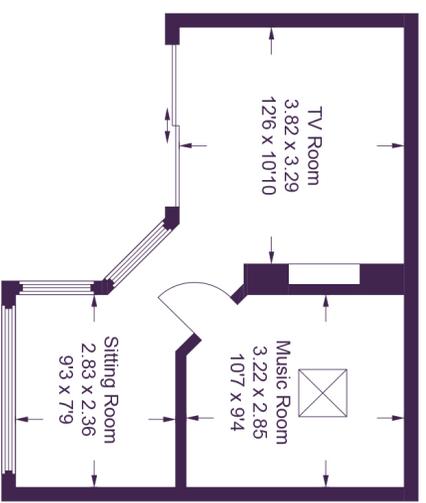
Approximate Gross Internal Area

Ground Floor = 103.9 sq m / 1,118 sq ft

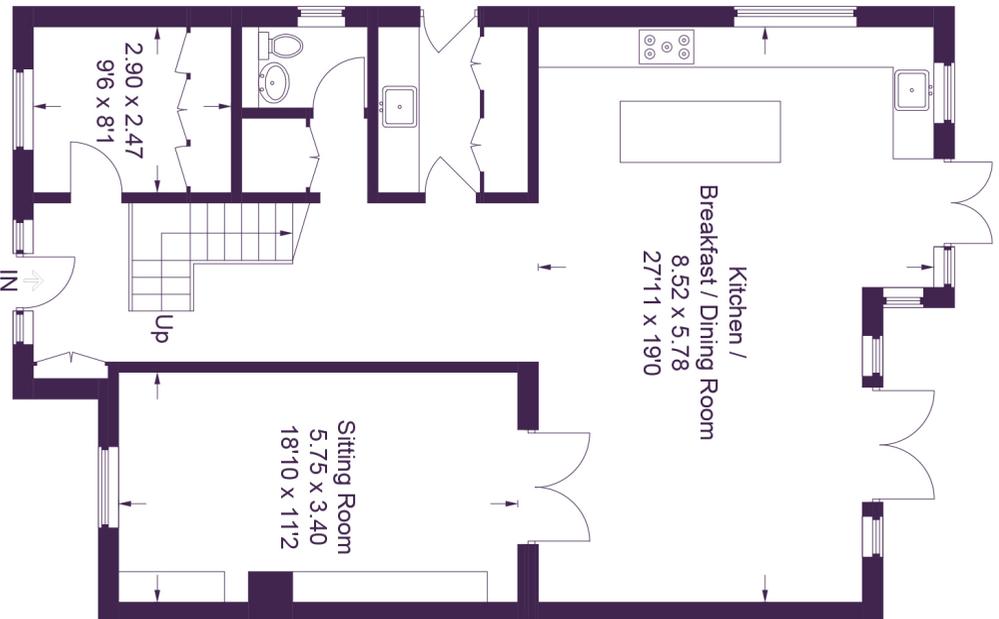
First Floor = 92.6 sq m / 997 sq ft

Outbuilding = 29.8 sq m / 321 sq ft

Total = 226.3 sq m / 2,436 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.