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Feather Cottage Gold Hill North, Chalfont St Peter. SL9 9JE.

£725,000 Freehold

This extended, three double bedroom, semi detached house is situated within walking distance of Chalfont St Peter Village and overlooks Gold Hill Common. The property has a wealth of character including double glazed sash windows, Oak flooring and staircase with oak handrail leading to the first floor. Accommodation amounts to more than 1450 sqft (134 sqm) which includes a through sitting room, fitted kitchen/dining room, utility room, ground floor shower room, plus first floor bathroom and three excellent size bedrooms. With off street parking, private rear garden, and shed/office at the end of the garden, viewing is highly recommended.

This beautiful halls adjoining property offers substantial accommodation. The ground floor features an excellent size sitting room with door leading to the superb, fitted kitchen/dining room with two sets of French doors that lead out to the garden. There is a separate utility room with door leading to the garden, plus a ground floor modern shower room.

Moving to the first floor there are two double bedrooms, one overlooking the front of the property and the other to the rear. The Victorian style family bathroom complete with roll top bath, is also found on the first floor.

From the landing there is a further staircase leading up to the third double bedroom with skylight window to the front aspect and double glazed window to the rear.



There is off street parking to the front of the property and the rear garden extends to more than 80' featuring a log cabin with light and power.

Situated at the top of Gold Hill Common, the property is located within walking distance of Chalfont St Peter Academy, Chalfonts Community College, and Chalfont St Peter Village Centre. The property is within catchment for the excellent Dr Challoners Grammar schools with the bus stop nearby.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is around 1.5 miles away and provides fast train access into London Marylebone in around 22 minutes. Should you wish direct access to the London Underground Tube network, Amersham and Chalfont & Latimer Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. The area is 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).

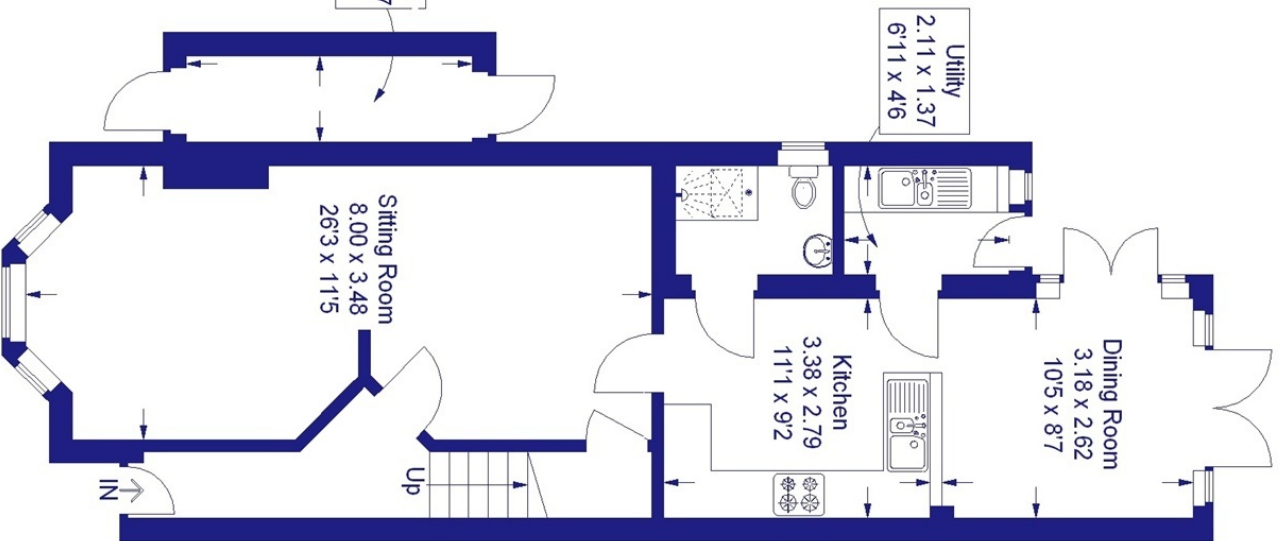
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



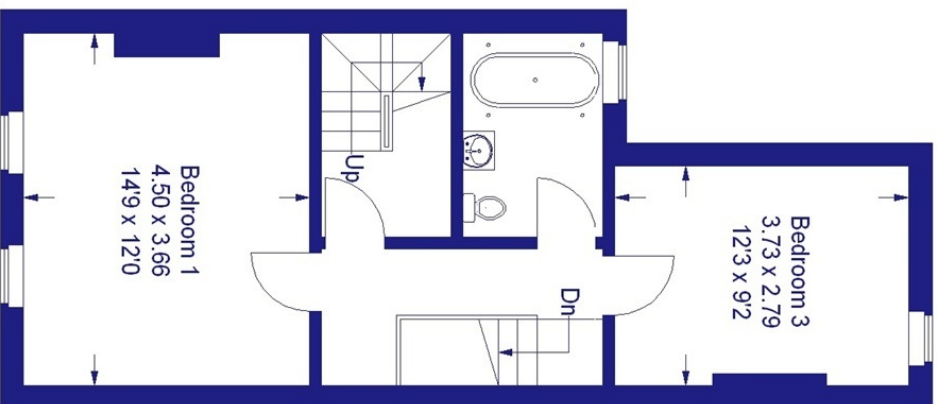
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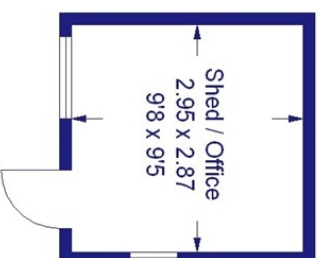
Approximate Gross Internal Area
 Ground Floor = 61.3 sq m / 660 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Second Floor = 20.6 sq m / 222 sq ft
 Garage = 4.4 sq m / 47 sq ft
 Outbuilding = 8.6 sq m / 93 sq ft
 Total = 139.1 sq m / 1498 sq ft



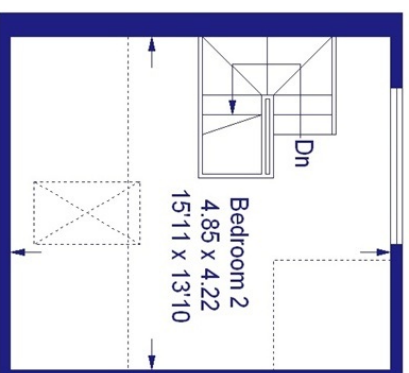
Ground Floor



First Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)



Second Floor

 = Reduced headroom below 1.5 m / 5'0"

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.