



This four bedroom detached family home is nicely positioned within an exclusive and gated development (of just three properties) and is just walking distance from both Chalfont St Peter and Gerrards Cross High Streets. The property was built to a high specification by Shanly Homes and is offered to the market as superbly presented.

The overall accommodation is bright and spacious, stretching to approximately 2335 sqft, and the ground floor features three reception rooms with the inclusion of a 29ft living room with French doors onto the rear garden, a 16ft family room and a 12ft dining room. There is also a 14ft kitchen/breakfast room, an adjoining utility room, a study/office, a downstairs cloakroom and a large and welcoming entrance hall.

To the first floor there are four well-proportioned bedrooms, the master and second bedrooms both benefiting from ensembles, in addition to a three piece family bathroom. The landing is once again generously spaced and thoughtfully designed and provides access to the loft (part-boarded).











Externally, the east-facing rear garden is mainly laid to lawn and has been wonderfully landscaped with a garden moat and timber garden bridge to the rear, providing plenty of character and a fabulous outlook. Given the properties corner positioning the garden benefits from a great deal of privacy which is helped by the tall hedgerow and trees to the side and rear. There is also a large patio area ideal for summer entertaining.

To the front of the property there is off street parking for two cars in addition to a 17ft double garage (with remote access door) and side access to the rear of the house.

This property is an excellent family purchase due to its generous size and convenient location and is offered to the market with no onward chain allowing for the possibility of a quick sale.



Property Information

-  **FOUR BEDROOM DETACHED FAMILY HOUSE**
-  **DEVELOPED BY SHANLY HOMES**
-  **14FT FITTED KITCHEN/BREAKFAST ROOM**
-  **3 BATHROOMS**
-  **STUDY/OFFICE**
-  **EXCLUSIVE GATED DEVELOPMENT**
-  **WALKING DISTANCE TO CHALFONT ST PETER VILLAGE**
-  **3 RECEPTION ROOMS**
-  **DOWNSTAIRS CLOAKROOM**
-  **NO CHAIN**

					
x4	x3	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Adaptions

The property benefits from a recently installed boiler (2025) and newly installed radiators (2025).

Location

Chalfont St Peter is a charming and picturesque town situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this town offers residents a tranquil and idyllic setting to call home. The town center features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town. Chalfont St Peter is also home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants. There are also community centers, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

Transport Links

Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the town to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country. Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs. For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city. Chalfont St Peter benefits from its proximity to major airports. London Heathrow Airport, one of the busiest airports in the world, is approximately 13 miles away, offering a wide range of domestic and international flights. London Luton Airport and London Gatwick Airport are also within reasonable driving distance, providing additional options for air travel.

Education

Some of the local schools include

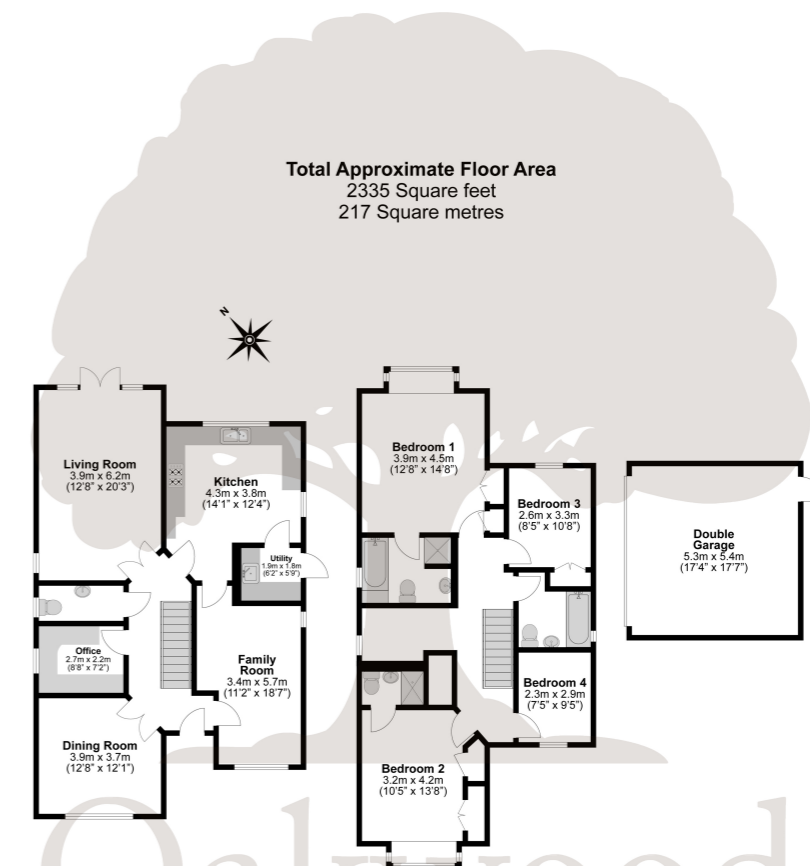
The Gerrards Cross CofE School
 Dr Challoner's Grammar School
 Beaconsfield High School
 Robertwood School
 Gayhurst School
 Maltmans Green
 St Mary's
 Thorpe House

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Council Tax

Band G

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

