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1 Robson Close, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0PS.

£1,300,000

Tucked away in a private cul-de-sac, in the heart of Chalfont St Peter, this beautifully maintained and generously proportioned family home enjoys a wonderfully quiet setting and attractive views to the rear, making it an ideal retreat while still being conveniently located for village amenities.

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the principal living areas and the staircase rising to the first floor.

The ground floor offers excellent living and entertaining space. To the front of the property is an impressive living room, measuring approximately 7.90m x 4.61m, providing a bright and expansive space ideal for both relaxing and entertaining. Adjacent to this is the dining room (3.96m x 3.64m), perfectly suited for formal dining and family gatherings, conveniently positioned next to the kitchen.

The kitchen / breakfast room (5.26m x 3.64m) provides a generous and practical space for cooking and informal dining, with good storage and worktop space. From here there is access to a utility room, offering additional practicality for laundry and storage, as well as a ground floor cloakroom/WC.

to the rear of the property sits the spacious family room (5.17m x 5.16m), which enjoys pleasant views over the rear garden and the surrounding greenery beyond, creating a wonderful environment for everyday family life. Bifold doors allow plenty of natural light while framing the attractive outlook and providing direct access to the patio.

The rear garden is a particular feature of the home. A large patio area immediately to the rear of the house offers the perfect setting for outdoor dining, entertaining, and summer gatherings, while the established planting and greenery further enhance the sense of privacy and tranquillity. The elevated outlook from the rear of the property allows for lovely open views, making the garden a relaxing place to enjoy throughout the seasons.

Completing the ground floor is the integral garage (7.34m x 5.90m), providing excellent storage or parking and offering potential for conversion (STTP).

Upstairs, the first floor offers four well-proportioned bedrooms arranged around a large, central landing.



The principal bedroom (5.26m x 4.17m) is particularly spacious. The room offers ample space for bedroom furnishings and benefits from the added luxury of walk-in wardrobes, providing excellent storage. It is further complemented by a private en-suite bathroom, creating a comfortable and well-appointed principal suite. A second generous bedroom measures 4.65m x 4.33m, while the third bedroom (4.63m x 4.14m) is another comfortable double room. The fourth bedroom (3.76m x 3.63m) is ideal as a guest bedroom, nursery, or home office.

The accommodation is served by a family bathroom featuring a bath, as well as a shower, providing convenience for a busy household.

The property has been very well kept and carefully maintained, allowing a buyer to move straight in while also offering excellent scope for further enhancement. There is potential to extend over the garage and convert the loft, Subject to the Necessary Planning Permissions.

Life in Chalfont St Peter offers the best of both worlds. Within around one mile of the property, you will find a thriving village centre with everything needed for day-to-day living, including cafés, bakeries, independent shops, supermarkets, and a variety of local services. The village has a strong community feel while still offering plenty of open space, with green areas, woodland walks, and pubs all just a short stroll away.

For families, education is a major attraction. The area benefits from a number of highly regarded schools including Chalfont St Peter Infant School and Chalfont St Peter Church of England Academy, as well as The Chalfonts Community College. The area is also well known for the highly sought-after grammar schools Dr Challoner's Grammar School for boys and Dr Challoner's High School for girls, along with a selection of respected independent schools nearby.

For commuters, the property is ideally positioned. Gerrards Cross Railway Station is approximately 2.5 miles away, offering fast services via Chiltern Railways to London Marylebone Station in around 20 minutes. Meanwhile, Chalfont & Latimer Station, less than 4.5 miles away, provides both the Metropolitan Line and Chiltern Railways connections. The property also enjoys convenient access to the M25 motorway and M40 motorway, putting central London, the wider motorway network and the Thames Valley within easy reach. Heathrow Airport is approximately a 20-minute drive away, making international travel particularly convenient.



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 Robson Close

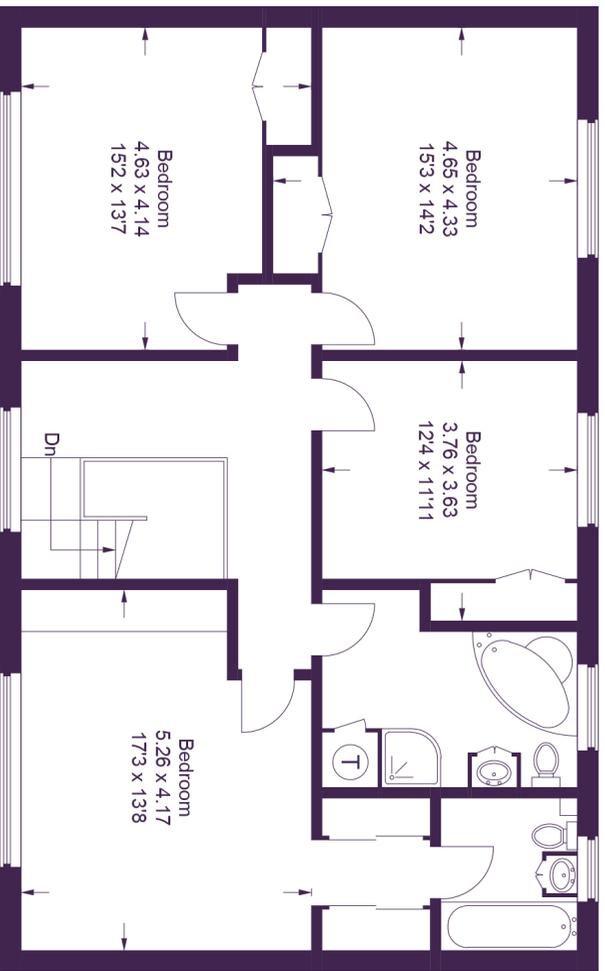
Approximate Gross Internal Area

Ground Floor = 124.1 sq m / 1,336 sq ft

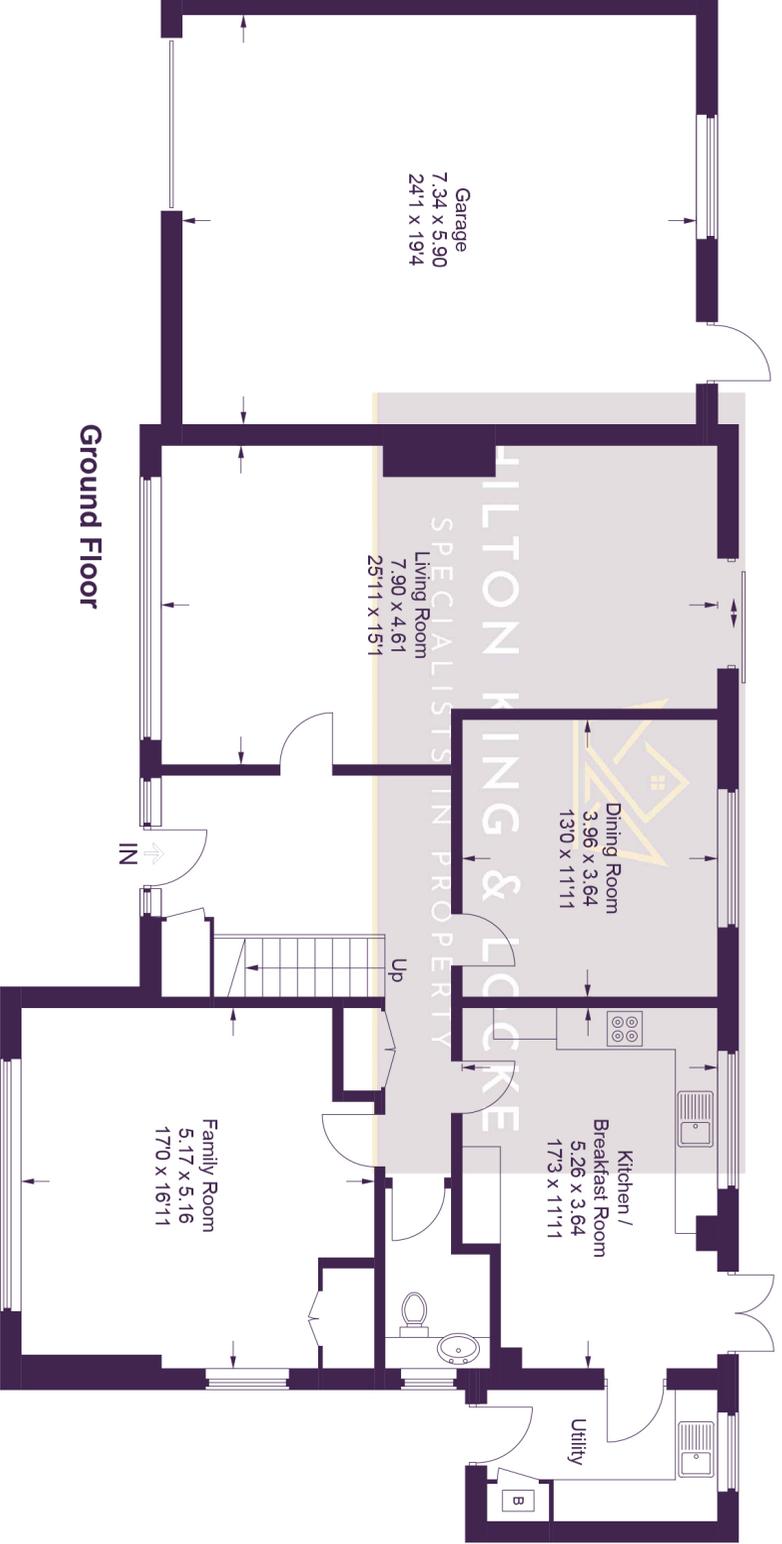
First Floor = 105.7 sq m / 1,138 sq ft

Garage = 43.5 sq m / 468 sq ft

Total = 273.3 sq m / 2,942 sq ft



First Floor



Ground 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.