

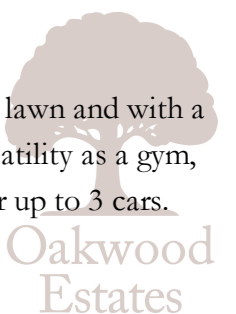
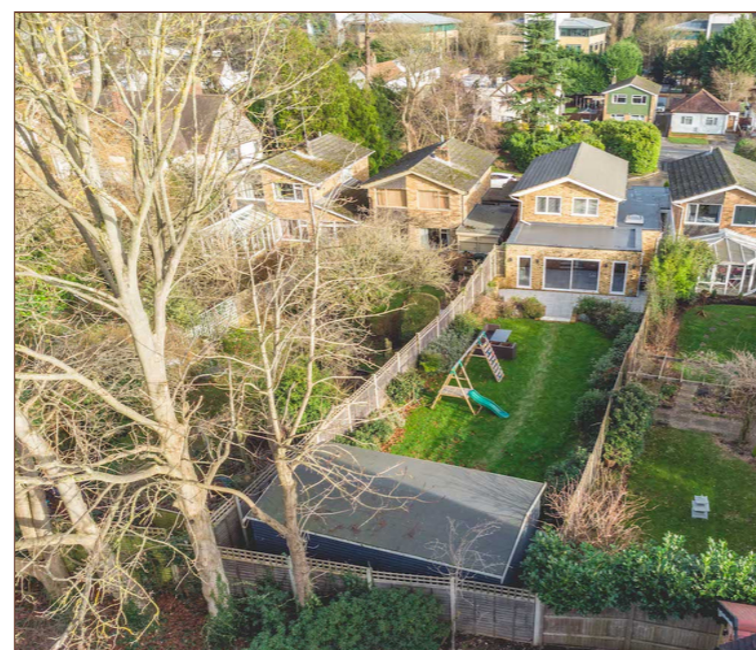


As you step through the entrance, natural light floods the space, guided by a skylight overhead. The heart of this home is the expansive kitchen, boasting granite worktops, a sizable center island, and an impressive array of four ovens. For those who love to cook, there is a separate preparation kitchen. The plant room allows for media connections to the property and the utilities. This completes this portion of the house.










The open-plan design of the reception rooms seamlessly blends functionality with style, creating distinct areas for dining, an office space, and a cozy living zone with underfloor heating. Sliding patio doors, a striking feature, connect these spaces effortlessly to the outdoor patio, inviting the outside in and allowing for a seamless transition between the interior and the beautiful garden beyond. A cloakroom and a WC on the ground floor add to the practicality of this well-thought-out layout.

Moving up the staircase with a glass panel, you'll discover two spacious double bedrooms and a charming single bedroom, all adorned with fitted wardrobe space. The elegantly appointed family bathroom features a bath, shower, toilet, and sink, ensuring a luxurious experience for every household member.

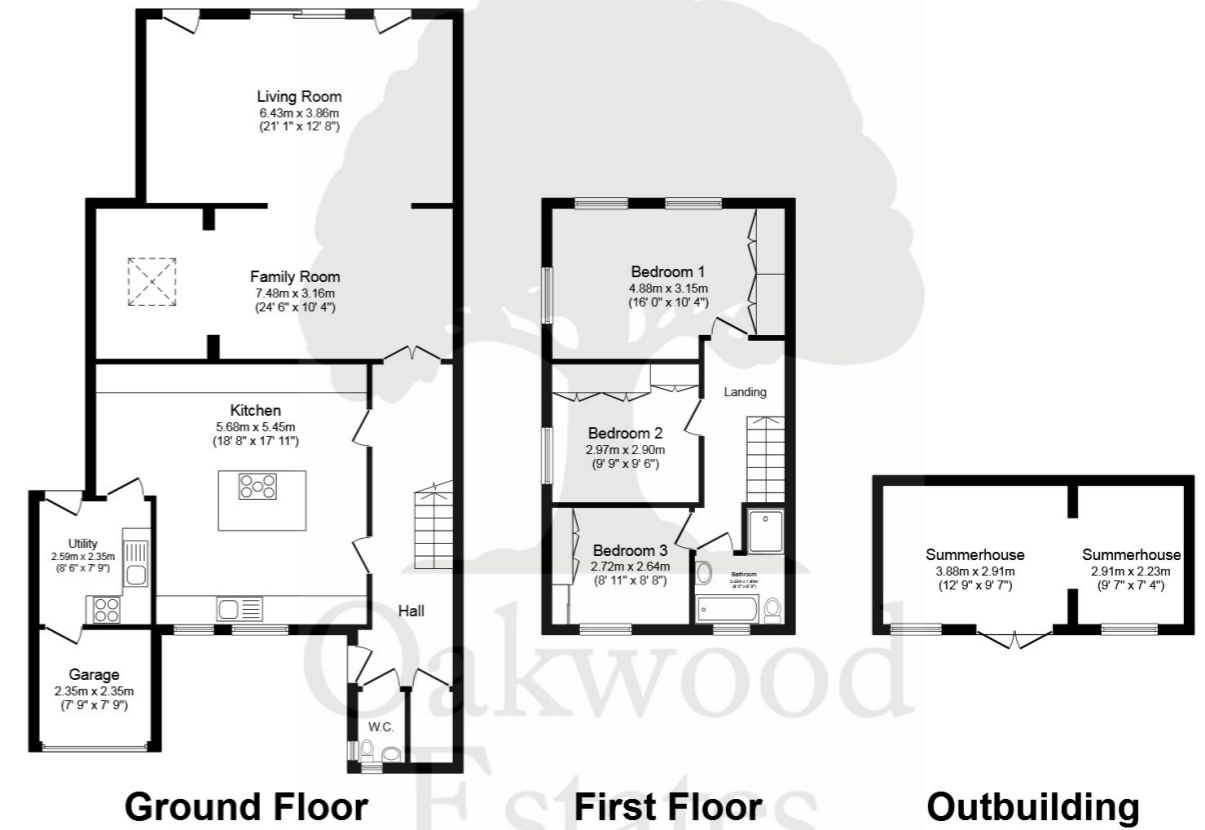
Externally, the property boasts a beautifully landscaped 85 ft rear garden, predominantly laid to lawn and with a delightful patio area. At the garden's end, an attractive outbuilding presents itself, offering versatility as a gym, home office or even as an external storeroom. To the front of the property, there is parking for up to 3 cars.



Property Information

-  3 BEDROOM DETACHED HOUSE
-  PRIVATE CUL-DE-SAC LOCATION
-  OPEN PLAN RECEPTION ROOMS
-  OUTBUILDING / HOME OFFICE/ GYM
-  COUNCIL TAX BAND- F
-  POTENTIAL TO EXTEND (S.T.P.P)
-  FULLY RENOVATED IN 2019
-  HIGH SPEC AND MODERN DÉCOR THROUGHOUT
-  EPC- C
-  1788 SQ FT

					
x3	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 166.1 sq.m. (1,788 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Location

Chalfont St Peter is situated in the Chiltern district, approximately 20 miles northwest of Central London. It is part of the Chiltern Hills, an Area of Outstanding Natural Beauty, and is known for its picturesque surroundings and charming character. The village has a mix of historic buildings, modern amenities, and green spaces, making it an attractive residential area.

Transport Links

Chalfont St Peter is conveniently located near major roadways. The M40 motorway is easily accessible, providing a direct route to London and connecting to other major motorways for travel to different parts of the country.

The nearest railway station to Chalfont St Peter is Gerrards Cross. Gerrards Cross Station provides regular train services to London Marylebone, offering a convenient commuting option for residents.

Chalfont St Peter is within reasonable proximity to several airports. London Heathrow Airport, one of the busiest international airports, is approximately a 30-minute drive away. Other airports such as London Luton Airport and London Gatwick Airport are also accessible by car or public transport.

Leisure

In Chalfont St Peter, a variety of leisure activities cater to diverse interests. The Chiltern Open Air Museum, situated nearby in Chalfont St Giles, offers a fascinating journey into rural history through historic buildings and engaging exhibits. For those inclined towards fitness, the Chalfont Leisure Centre provides facilities such as a swimming pool

and a fitness gym.

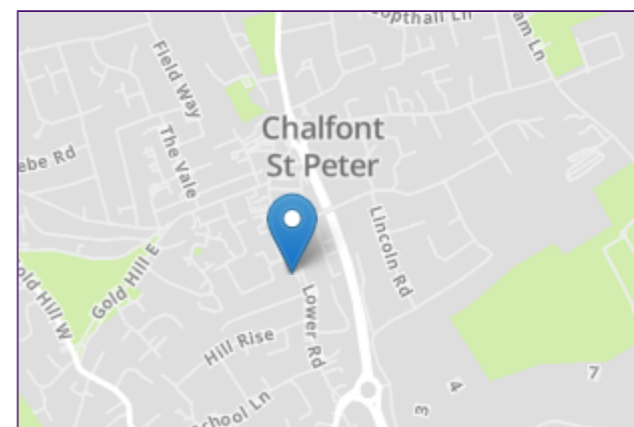
Community engagement thrives at the Chalfont St Peter Community Centre, where residents can participate in fitness classes, social events, and various clubs. The village also boasts green spaces and parks, ideal for leisurely strolls, picnics, or outdoor sports. Golf enthusiasts can explore local golf courses, while the scenic Chiltern Hills present opportunities for walking and hiking.

Schools

- St Mary's CofE Primary School
- Maltman's Green School
- Thorpe House School
- Dr Challoner's Grammar School
- Gayhurst School
- Gerrards Cross Church of England School
- Caldicott School
- Chalfont St Peter Church of England Academy
- Robertswood School
- St Joseph's Catholic Primary School
- Chalfonts Community College

Council Tax

Band F



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