



HILTON KING & LOCKE
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4 Roberts Lane, Chalfont St Peter, Buckinghamshire. SL9 0QR.

£825,000 Freehold

Hilton King & Locke are delighted to present this beautifully appointed and extended four-bedroom home, offering an impressive 1,895 sq ft (176.2 sq m) of stylish living space. Situated in a peaceful cul-de-sac in the highly sought-after area of Chalfont St Peter, this property combines modern, spacious interiors with breathtaking countryside views to both the front and rear.

This exceptional home is ideal for families seeking a balance of comfort, convenience, and lifestyle. The ground floor features a bright and generous living room with a front-aspect bay window, a feature fireplace with a wood-burning stove, and elegant wood flooring. At the rear of the property lies a stunning open-plan kitchen and dining area, complete with bifold doors opening to the garden, large skylights, and a picture window, all flooding the space with natural light. The kitchen is fitted with an extensive range of modern units, integrated appliances, and space for a large American-style fridge/freezer. A casual seating area makes this a perfect setting for both daily family life and entertaining.

On the first floor, you'll find three well-proportioned bedrooms. The largest enjoys a front aspect, while the remaining two overlook the peaceful rear garden. This level also features a contemporary family bathroom finished to a high standard.

The second floor is dedicated to the master suite, which boasts an en suite shower room, double sliding doors with a Juliet balcony, and skylights that frame outstanding views of the surrounding countryside, creating a tranquil and light-filled retreat.

The rear garden is a true highlight of the property. Extending to approximately 100 feet (30.5 metres), with mature shrubs, flower borders, and a paved patio area. The garden is divided into two sections by a brick-built outbuilding that includes storage space and a fully powered home office, ideal for remote work. The lawned garden backs directly onto fields, providing a rare and



peaceful rural outlook.

Occupying one of the most scenic positions in Chalfont St Peter, this home enjoys uninterrupted views across open fields, both front and back, offering a unique sense of space and privacy.

Roberts Lane is located just under two miles from Chalfont St Peter village centre, which offers a range of everyday amenities. Further shopping, dining, and transport options are available in nearby Gerrards Cross, which provides a direct Chiltern Rail Link service to London Marylebone in around 22 minutes. The property also benefits from easy access to the M40 and M25, as well as Heathrow and Gatwick airports, making it ideal for commuters.

Education is another key attraction in this area. The property falls within the catchment for the highly regarded Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls. The surrounding area also boasts excellent leisure facilities, with golf courses at Gerrards Cross, Denham, and The Buckinghamshire, as well as tennis clubs in Chalfont St Peter, Gerrards Cross, and Beaconsfield.

This is a rare opportunity to acquire a turnkey home in an idyllic setting, offering style, space, and outstanding views in one of Buckinghamshire's most desirable locations.

To the front of the property there is off street parking for four cars on the gravel driveway.



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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4 Roberts Lane

Approximate Gross Internal Area

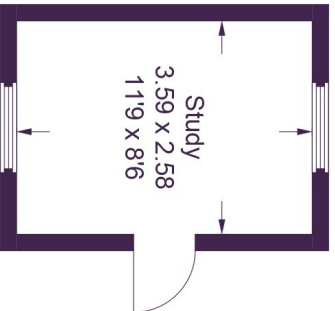
Ground Floor = 87.1 sq m / 937 sq ft

First Floor = 45.2 sq m / 486 sq ft

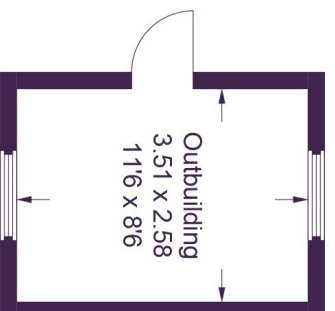
Second Floor = 25.3 sq m / 272 sq ft

Outbuildings = 18.6 sq m / 200 sq ft

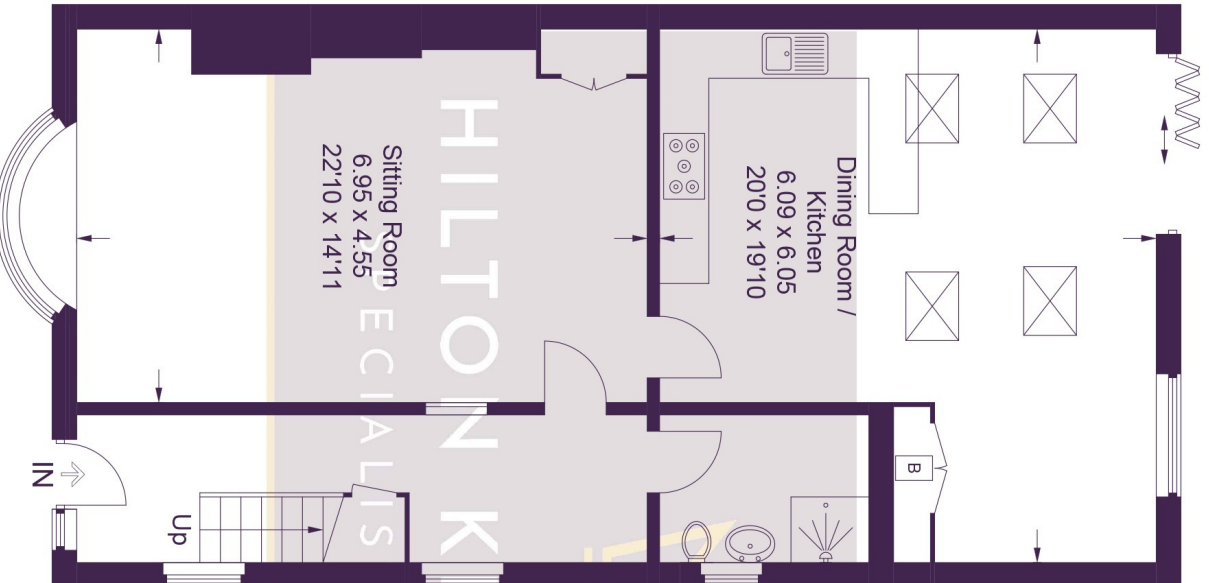
Total = 176.2 sq m / 1,895 sq ft



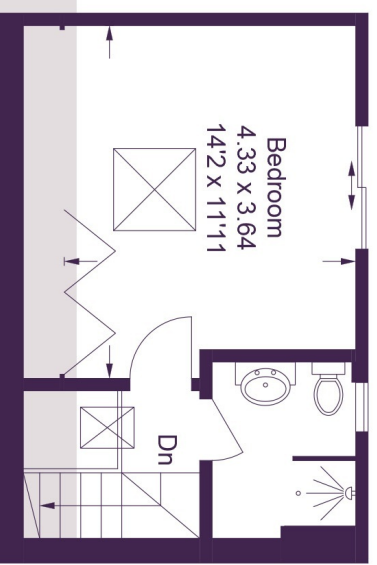
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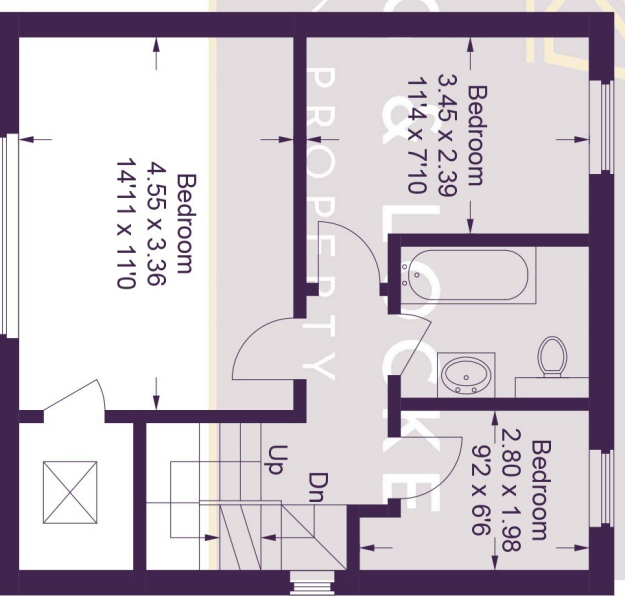
(Not Shown In Actual Location / Orientation)



Ground Floor



Second 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.