



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



22 Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9EX.

£875,000 Freehold

This stunning cottage has a double storey side extension and four double bedrooms with the master bedroom featuring an ensuite bathroom. The total property amounts to more than 1700 sqft and has been carefully planned to provide bright spacious accommodation all presented to a very high standard. There are two large reception rooms and fitted kitchen, along with a cloakroom on the ground floor, with the four double bedrooms and two bathrooms on the first floor. Outside the property there is an outbuilding with gardens to the front and side of the property and off street parking for numerous cars to the front. Viewing highly recommended.

Upon entering the property there is an immediate feeling of space with the hall way providing access to the two reception rooms and the ground floor cloakroom/wc. The stunning main reception has a dual aspect with bifold doors leading out to the rear garden. An opening leads through to the superb fitted kitchen which as an extensive range of fitted units and also overlooks the rear garden. The second reception room overlooks the front of the property and has a feature fireplace with wood burner stove.

Moving to the first floor there are four double bedrooms and modern family bathroom with separate shower and bath. The master bedroom has a wall of fitted wardrobes and an ensuite shower room.

To the front of the property there is off street parking for numerous cars, with gardens to the side and rear of the property featuring lawn and paved patio areas providing a fantastic place for alfresco dining and entertaining, plus the brick built outbuilding.



Chalfont St Peter Village Centre is less than half a mile walk away where M&S Food Hall, Costa Coffee and a variety of independent shops and Cafes will be found. Gold Hill Common and a number of pleasant walks are just a short stroll away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately a 1.5 mile walk away and a relatively level walk, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, 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. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys, plus Chalfont St Peter Infant School, Academy and Community College are all within walking distance. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, 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.



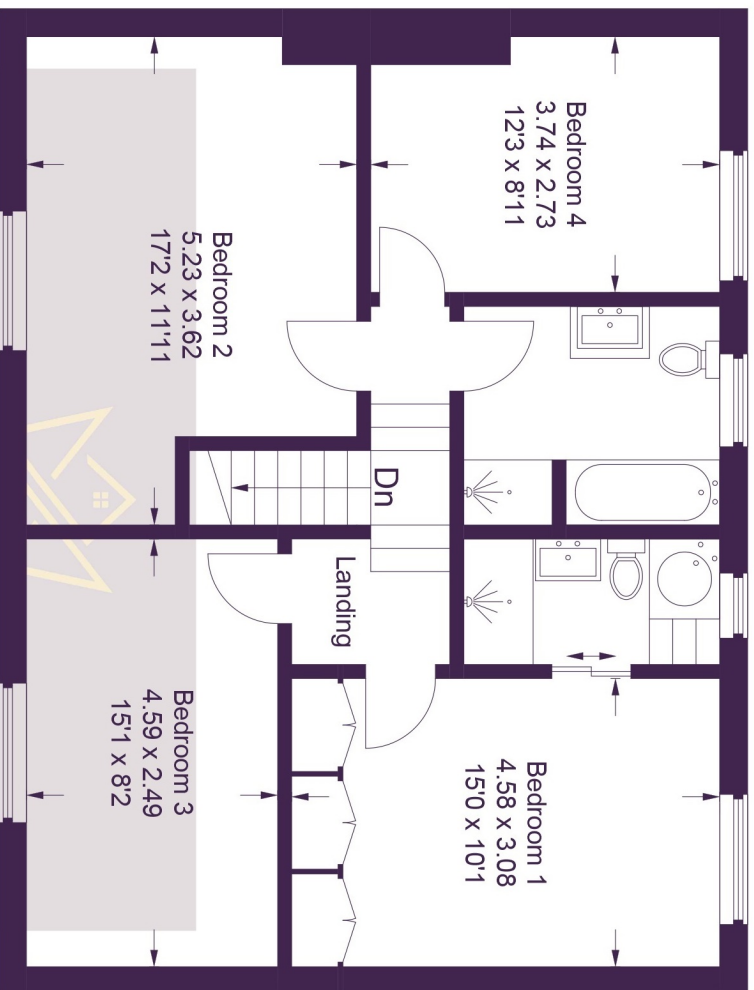
20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

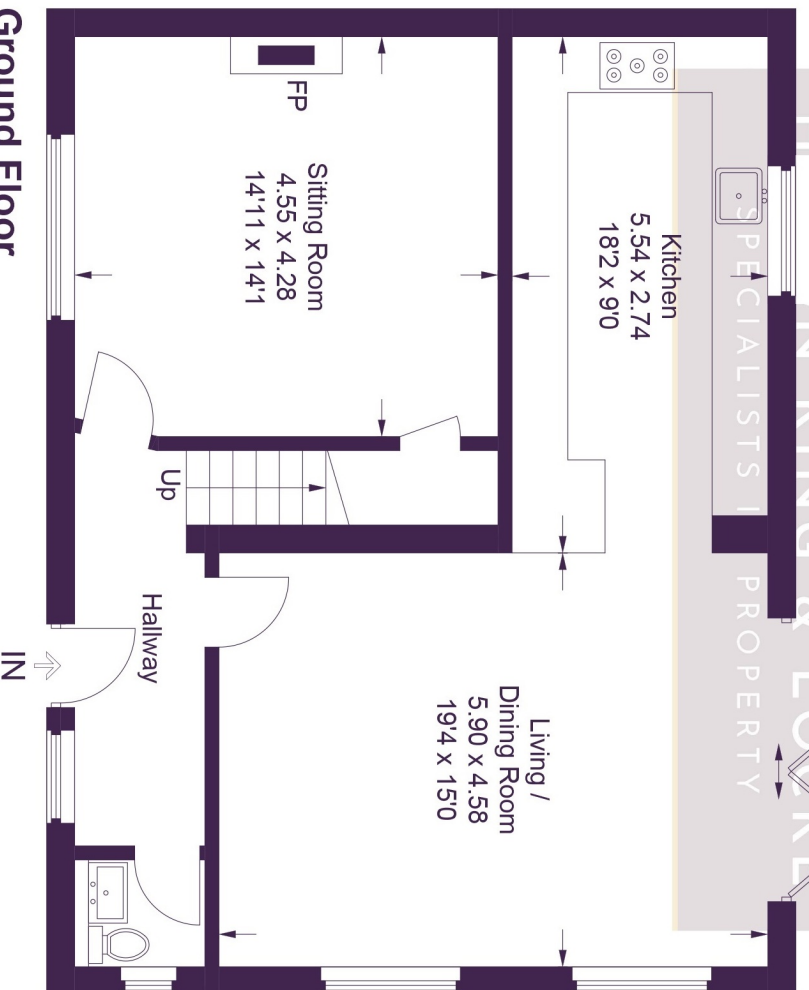
22 Orchard Grove, Chalfont St Peter, SL9 9EX



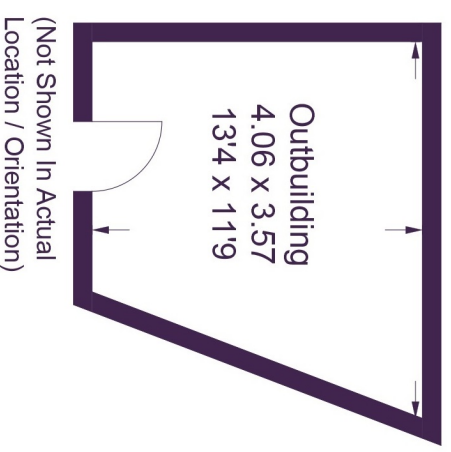
Approximate Gross Internal Area
Ground Floor = 75.1 sq m / 808 sq ft
First Floor = 74.5 sq m / 802 sq ft
Outbuilding = 12.0 sq m / 129 sq ft
Total = 161.6 sq m / 1,739 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke