



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



96 Amersham Road, Chalfont St Peter. SL9 0PB.

£1,900,000 Freehold

A substantial and characterful detached residence, extending to over 5,000 sq ft, occupying a generous plot with extensive driveway parking, double garage, and an impressive indoor swimming pool complex – offering exceptional scope to modernise, remodel or reconfigure (STPP). Set behind a wide frontage with a sweeping block-paved driveway and central landscaped feature, this imposing home provides privacy, scale and tremendous versatility, ideal for growing families or multi-generational living.

Ground Floor

A spacious entrance hall creates an immediate sense of proportion and provides access to the principal reception rooms. The main living room is a superb triple-aspect space measuring approximately 27 ft in length, with excellent natural light and French doors opening out to the garden. This room is ideal for formal entertaining while remaining comfortable for everyday family use. The family room, positioned to the rear of the property, is another generous reception space (over 23 ft), well suited as a relaxed sitting room, media room or children's lounge, with direct access to the pool complex. The dining room offers a well-balanced formal entertaining space, conveniently located adjacent to the kitchen and hall, easily accommodating a large dining table for gatherings. The kitchen/breakfast room extends to approximately 20 ft and provides ample cabinetry and worktop space, with room for a breakfast table. There is clear potential to create a stunning open-plan kitchen/living/dining arrangement, subject to the necessary consents. A conservatory/garden room provides an additional reception area overlooking the garden and would make an ideal reading room or informal sitting area. The indoor swimming pool complex is a particularly notable feature, measuring over 34 ft in length with bi-fold doors opening on to a generous decking area. This area offers enormous flexibility – whether retained as a leisure suite or potentially repurposed as a gym, studio, annex-style accommodation, or further reception space (subject to any required permissions).

Additional ground floor benefits include cloakroom facilities, covered storage areas and internal access arrangements that lend themselves well to adaptation.

First Floor

The first floor is arranged around a generous central landing, creating a well-balanced bedroom layout. The principal bedroom suite is an impressive space of approximately 19 ft by 17 ft, incorporating a dedicated dressing room and ensuite bathroom. The room offers excellent proportions for freestanding furniture and enjoys a pleasant outlook over the frontage. A second substantial bedroom (approximately 18 ft by 13 ft) benefits from built-in storage and access to nearby bathroom facilities, making it ideal as a guest suite. There are several further well-proportioned double bedrooms, each offering comfortable dimensions suitable for family members, guests or flexible use. These rooms range from approximately 10 ft to over 13 ft in width and are served by multiple bath/shower rooms, enhancing practicality for larger households. A separate study/home office provides a quiet working environment, ideally positioned away from the main living spaces, perfectly suited for remote working.

Outside

The property occupies a generous plot with a substantial block-paved driveway providing parking for numerous vehicles. The double garage offers further storage, workshop potential, or scope for integration into the main house (subject to consent). The rear garden provides a mature and private setting with established planting and lawned areas, offering clear potential for landscaping enhancement or extension (STPP).

Opportunity & Potential



With approximately 467 sq m (5,028 sq ft) of total accommodation including the garage, this is a rare opportunity to acquire a home of significant scale and versatility. The property would now benefit from modernisation, presenting buyers with the chance to create a truly bespoke residence in a desirable and well-established setting.

Location

Life in Chalfont St Peter offers the best of both worlds. Within one mile of your front door, you will find a thriving village centre with everything you need day to day, from cafés and bakeries to independent shops, supermarkets, and local schools. The community is close-knit yet welcoming, with green spaces, woodland walks, and country pubs literally a short stroll away.

For families, education is a major draw, with a selection of highly regarded schools in the area including Chalfont St Peter Infant and Junior Schools, The Chalfonts Community College, plus the Dr Challoner's Grammar Schools for boys and girls, plus a number of respected independent options.

When it comes to commuting or heading into London, you are perfectly placed. Gerrards Cross station is within 2.5 miles of the property, with fast trains to London Marylebone in around 20 minutes. Chalfont & Latimer station, less than 4.5 miles away offers Metropolitan Line and Chiltern Railways services.

Quick access to the M25 and M40 puts Heathrow, the M4 corridor, and central London all within easy reach by car with London Heathrow Airport approximately 20 minutes away.

Whether you are working in the city, travelling for business, or simply want to stay connected, this location makes everything effortless, without compromising on peace, space, or quality of life.

This property is more than just a house; it is a place to make a home. With its generous proportions, flexible layout, and huge potential to expand, it offers a rare opportunity to settle into one of Buckinghamshire's most sought-after villages and stay for the long term.

Whether you are upsizing, relocating, or simply looking for space to evolve, this is a home that offers the freedom to grow, and the foundation to create something truly special.



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
Gerrards Cross Buckinghamshire SL9 9EA

Tel: (01753 480060) csp@hklhome.co.uk

96 Amersham Road

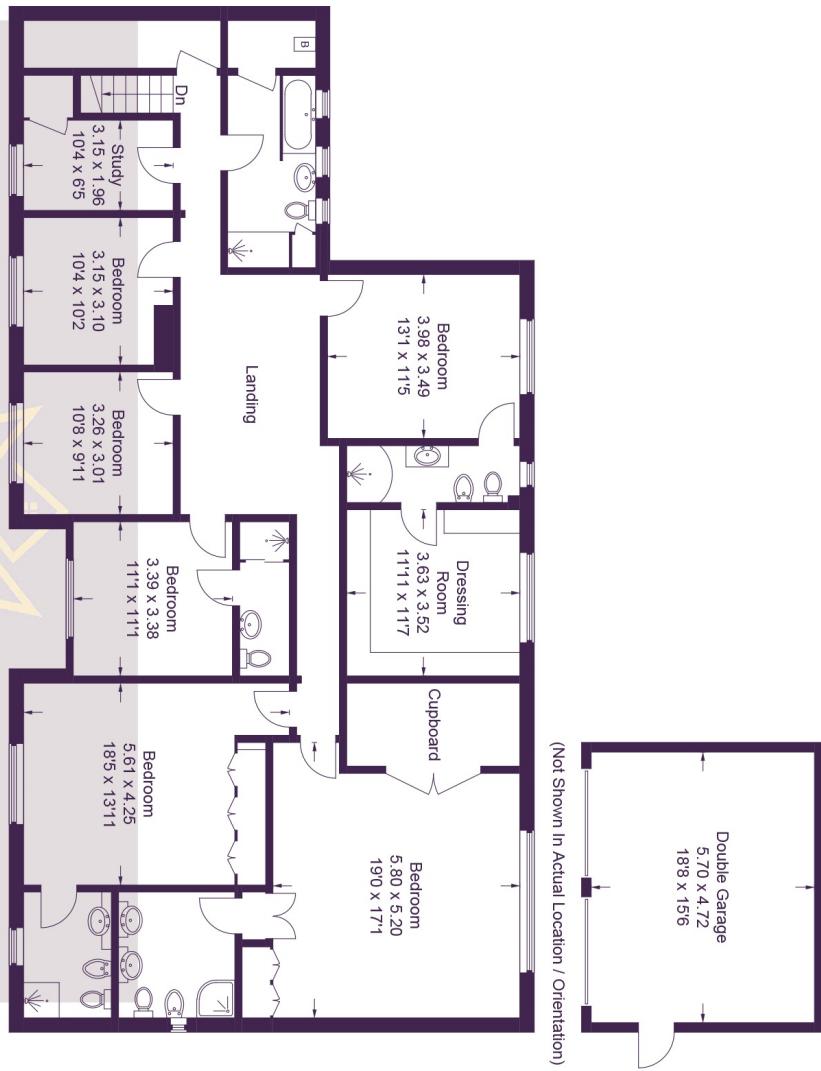
Approximate Gross Internal Area

Ground Floor = 244.7 sq m / 2,634 sq ft

First Floor = 192.7 sq m / 2,074 sq ft

Double Garage / External Cupboard = 29.7 sq m / 320 sq ft

Total = 467.1 sq m / 5,028 sq ft



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY

Swimming Pool
10.66 x 7.04
34.11 x 23.1



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.