



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Chesham Lane, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0LJ. OIEO £1,500,000 Freehold

LAUNCH DAY - 2nd NOVEMBER - CALL NOW TO BOOK YOUR TIME

Hilton King and Locke are delighted to bring to the market this recently developed, immaculately presented, 3000sqft, five-bedroom detached house on the Chalfont Common side of the village. The accommodation is spread over three floors and offer fantastic living space as well as high end modern appliances and fittings throughout. The gated driveway allows parking for multiple cars, electric charging point and access to garage.

The front door leads into a spacious tiled entrance hall which provides access to the dining room, family room/kitchen, downstairs WC, study and garage. The family room is a fantastic large bright space with high ceilings, Velux windows and sliding doors across the back which allows for an abundance of natural light as well as space for multiple sofas and units, centred around the feature fireplace with a functioning log burner. The modern, high-end, dual aspect kitchen, as well as having a pitched roof with wooden beams features plenty of surface space, four ovens, double width fridge freezer, microwave, wine fridge and dishwasher. There are units at both base and eye level providing ample storage and additional seating at the breakfast bar. Leading from the kitchen you have the utility room giving a separate space for your washing machine and dryer as well as further storage, separate sink and side access. The dining room is directly accessible from the family room or off the hallway and currently situates a six-seater table, sofas and additional. There is also potential to add double doors to separate this room if required. The study provides room for a desk and sofa as well as storage units. The downstairs WC and large garage complete the ground floor.

Moving to the first floor via stairs in the entrance hall brings you to a central landing providing access to four bedrooms and family bathroom. Bedroom one is a large double bedroom with bay window. There is ample space for wardrobes as well as an ensuite shower room with his and hers sinks. Bedrooms two and three are both large double rooms with space for storage and additional units. Bedroom five is also on the first floor and can be used as a small double/larger single room. The family bathroom is shared between bedroom two, three and five and is a modern four-piece suite with bath and separate shower. Further stairs lead you to bedroom four on the second floor which is currently being used as a gym/living space but could comfortably fit a double bed and units. Across the hallway there is a large shower room acting as ensuite. Both of these rooms have skylights allowing for natural light. There



are also large eaves storage accessible from both the bedroom and bathroom.

The rear garden is tastefully landscaped and is accessible via bifolding doors off the family room or doors off the kitchen. These doors lead you onto a large patio which spans the width of the property and also stretches out to the back of the garden which allows for plenty of space for outside furniture and al fresco dining. There is a mature border of specifically selected plants/bushes that frame the garden beautifully in full bloom. There are also hot and cold taps at both the front and rear of the property, a well-kept lawn, shed and large side access at both sides of the property.

Chesham Lane is convenient for access to local amenities and transport links. Gerrards Cross is less than 2.0 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Gayhurst School, Maltmans Green School, Robertswood School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

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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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14 Chesham Lane

Approximate Gross Internal Area

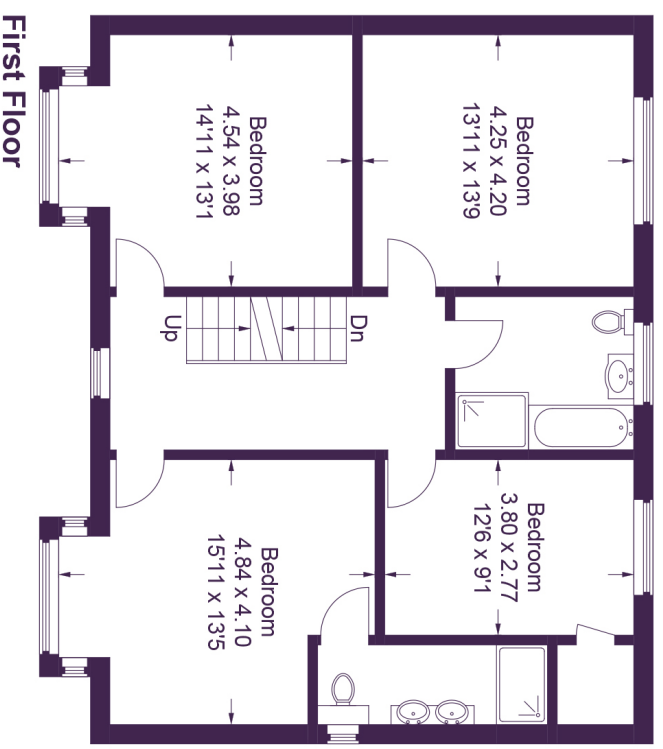
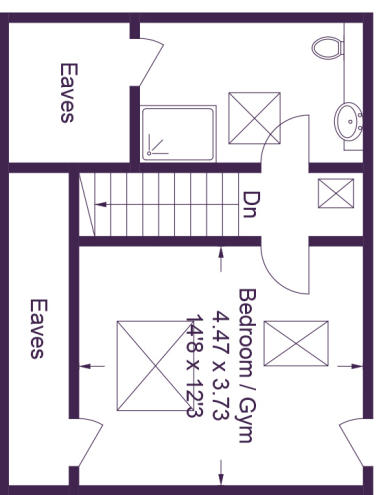
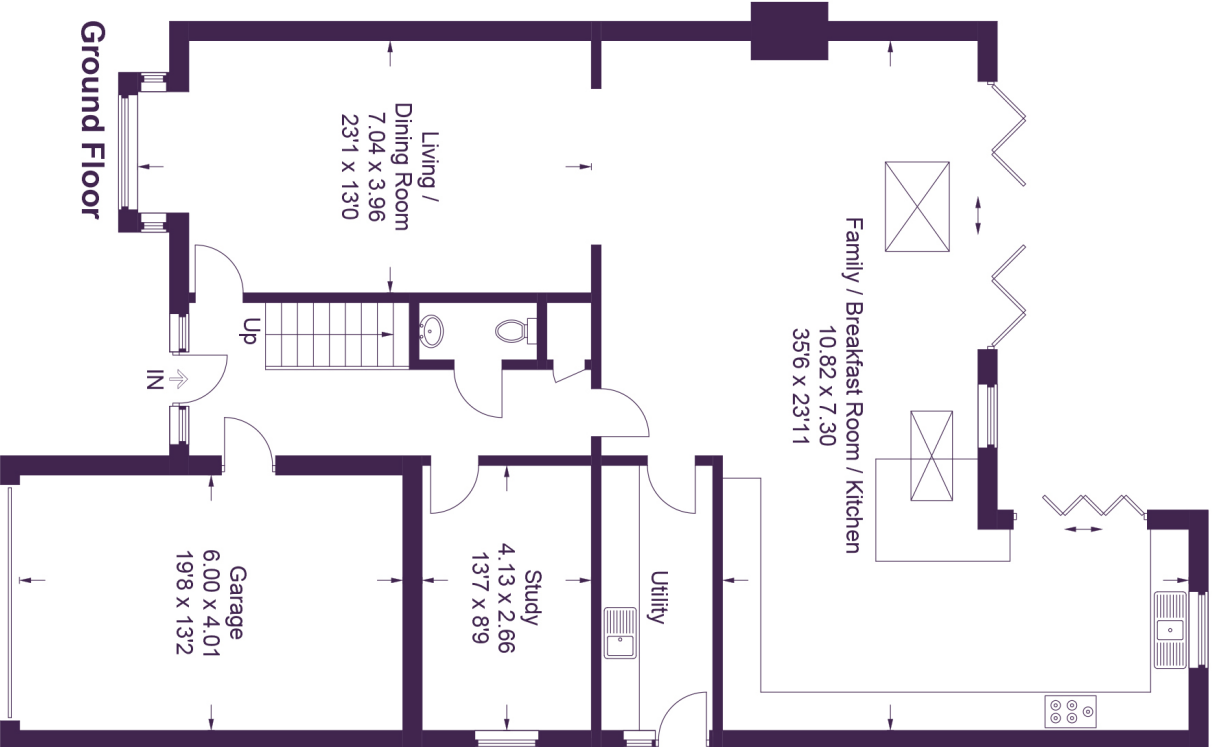
Ground Floor = 157.1 sq m / 1,690 sq ft

First Floor = 91.6 sq m / 986 sq ft

Second Floor = 30 sq m / 323 sq ft

Total = 278.7 sq m / 3,000 sq ft

(Including Garage & Excluding Eaves)



Ground 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.