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**Cherry Acre**  
Chalfont St Peter, Buckinghamshire, SL9 0SX





## £1,050,000 Freehold

A stunning detached family home situated in a cul de sac position on the outskirts of the village. The property is presented in impeccable condition throughout and an internal inspection is highly recommended. The accommodation on the ground floor comprises of an entrance hall, cloakroom, living room, dining room, family room, conservatory kitchen/ breakfast room and utility room. On the first floor there are four double bedrooms, master with a bathroom en suite and a family bathroom. Further features include gas central heating, double glazing, off street parking for several cars , a westerly facing rear garden and detached double garage. Located between Chalfont St Peter and Chalfont St Giles, the property benefits from the amenities of both villages. The villages offer a range of local amenities including shops, good schools, leisure facilities together with a traditional village atmosphere. For the commuter, railway stations are located at Seer Green and Gerrards Cross (Chiltern Line) and Little Chalfont (Metropolitan and Chiltern Lines). The M40 can be joined at Denham (junction 1) and Beaconsfield (junction 2) giving access to M25 which can also be joined at Chorleywood (junction 18).

### Entrance Hall

Front door with opaque glass insets. Quality wood flooring. Ornate coved ceiling. Under stairs storage cupboard. Return staircase leading to first floor and landing. Two radiators.

### Cloakroom

Fully tiled with a modern white suite incorporating w.c and wash hand basin with mixer tap. Tiled floor. Ornate coved ceiling. Down lighters. Radiator. Opaque double glazed window over looking front aspect.

### Living Room

23' 5" x 11' 11" (7.14m x 3.63m) Feature marble fireplace with inset gas fire. Ornate coved ceiling. Two double glazed windows over looking side aspect. Three wall light points. Two radiators. Double casement doors with clear glass insets leading to sun room.

### Dining Room

12' 3" x 11' 11" (3.73m x 3.63m) Quality wood flooring. Ornate coved ceiling. Two wall light points. Radiator. Double glazed window over looking rear aspect.

### Study

13' 0" x 11' 5" (3.96m x 3.48m) Double aspect room with double glazed windows over looking front aspect. Quality wood flooring. Ornate coved ceiling. Down lighters. Radiator. Double casement doors with clear glass insets leading to living room.

### Sun Room

10' 11" x 8' 2" (3.33m x 2.49m) Down lighters. Double glazed windows over looking rear garden, Double casement doors with double glazed clear glass insets leading to patio and garden.

### Kitchen/ Breakfastroom

22' 11" x 10' 2" (6.99m x 3.10m) Well fitted with white high gloss wall and base units. Corian worksurfaces and splash backs. Inset one and a half sink unit with mixer tap and waste disposal unit. Bosh four ring electric induction hob with coloured glass splashback behind and an extractor hood over. Two Bosh built in ovens incorporating microwave. Wine fridge. Built in fridge/ freezer. Fitted dishwasher. Porcelain tiled floor. Coved ceiling. Down lighters. Radiator. Double glazed windows over looking front and side aspects. Casement door with double glazed glass insets leading to side. Door to:

### Utility Room

Fitted with wall and base units. Worktop with inset sink unit with mixer tap. Plumbed for washing machine. Wall mounted gas central heating boiler unit. Coved ceiling. Porcelain tiled floor. Radiator. Double glazed window over looking rear aspect. Casement door with double glazed glass insets leading to rear.

## First Floor

### Landing

Airing cupboard with lagged cylinder and slatted shelving. Access to fully insulated and part boarded loft with light and pull down ladder. Ornate coved ceiling. Radiator. Double glazed window over looking front aspect.

### Bedroom 1

16' 3" x 11' 11" (4.95m x 3.63m) Two double fitted wardrobes with mirrored sliding fronts. Down lighters. Coved ceiling. T.V point. Radiator. Double glazed window over looking rear aspect. Door to:

### En Suite Bathroom

Modern white suite incorporating bath with mixer tap, w.c, wash hand basin with mixer tap and drawer units under and walk in shower with bar shower Valve with round showerhead, hand shower and spout. Shavers point. Down lighters. Heated towel rail. Opaque double glazed window over looking front aspect.

### Bedroom 2

12' 4" x 11' 0" (3.76m x 3.35m) Fitted double wardrobe with mirrored sliding front. Coved ceiling. T.V point. Radiator. Double glazed window over looking rear aspect.

### Bedroom 3

11' 10" x 8' 2" (3.61m x 2.49m) Fitted double wardrobe with mirrored sliding front. Coved ceiling. T.V point. Radiator. Double glazed window over looking rear aspect.

### Bedroom 4

11' 0" x 8' 2" (3.35m x 2.49m) Fitted double wardrobe with mirrored sliding front. Coved ceiling. T.V point. Radiator. Double glazed window over looking side aspect.

### Bathroom

Fully tiled with a white suite incorporating bath with mixer tap, w.c, wash hand basin set into vanity unit with cupboard and drawer units under, fitted mirror and walk in shower with bar shower Valve with round showerhead, hand shower and spout. Shavers point. Down lighters. Heated towel rail. Tiled floor. Under floor heating. Opaque double glazed window over looking front aspect.

### Outside

### Detached Double Garage

17' 7" x 17' 3" (5.36m x 5.26m) Dual electric roller doors. Light and power. Under eaves storage. Casement door with clear glass inset s leading to rear garden. Window.

### To The Front

Large red tarmac drive providing ample parking for several cars. There is an area of lawn with flower bed borders and wooden fence boundaries. Hedging and shrubs. Outside lighting. Water tap, Wooden pedestrian gates either side of the property giving access to the rear garden. Large storm porch with flagstone paving leading to front door.

### To The Rear

The rear garden has been beautifully landscaped and planted to provide two distinct areas. The extensive paved patio areas provide ideal outdoor entertaining and Al Fresco dining. The fully enclosed hedged and wooden fenced garden is stocked with a variety of plants, flower bed borders and well tendered area of lawn. There is a good size wooden garden shed at the rear of the garage. Outside light points.





Approximate Gross Internal Area  
 Ground Floor = 108.3 sq m / 1,166 sq ft  
 First Floor = 73.2 sq m / 788 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 209.6 sq m / 2,256 sq ft




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 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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