



Situated in a quiet, tree-lined cul-de-sac, this four-bedroom detached family home benefits from excellent school catchment and is within walking distance of Gerrards Cross and Chalfont St Peter.

Upon entering, you are welcomed into an exceptionally spacious hallway that immediately sets the tone for the home. This impressive space benefits from dual-aspect windows, allowing excellent natural light to flow throughout. The kitchen/diner forms the central hub of the home and has been designed with both practicality and entertaining in mind. It is fitted with granite worktops and a range of floor and eye-level units, complemented by a Bosch five-ring gas hob and a large oven with grill and proving drawer. Additional features include an integrated wine cooler, a stylish glass splashback and recently installed one-way blinds. The dining area enjoys French doors opening onto the garden, creating a seamless connection between indoor and outdoor living. A separate utility room provides space for a washing machine and dryer, alongside a sink and fitted water softener.

The property offers multiple well-proportioned reception rooms. A bright, south-facing reception room features two front-aspect windows and a gas fireplace, creating a comfortable and inviting space to relax. The main reception room enjoys dual-aspect windows fitted with new blinds and French doors opening onto the rear patio, as well as internal French doors leading through to the dining room. The dining room itself is a generous space with a front-aspect window. A modern W/C completes the ground floor and has been updated within the last year. It features high-specification fittings, underfloor heating via a heated floor mat, a heated towel rail and motion-activated lighting.

Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom is a generous rear-aspect room with integrated storage and the benefit of a dressing room. It also enjoys a contemporary en-suite featuring a large rainfall shower and an extra-wide sink. Bedroom Two is a large double with integrated storage and rear-aspect views, while Bedroom Three is another spacious double with a side-aspect window and fitted storage. Bedroom Four is also a double room with side-aspect windows and freestanding storage. These bedrooms are served by two bathrooms. The main family bathroom was refitted 2 years ago includes a Waters of Ashbourne bathtub and a Merlin shower enclosure and Grohe fittings, along with ceiling-mounted speakers. A separate shower room provides an additional rainfall shower and heated towel rail.

Externally, the property continues to impress. The garage is a generous single garage with an automatic up-and-over door and rear access to the garden. The mature rear garden provides a private and attractive outdoor space, with recently planted laurels enhancing privacy. A substantial decking area measuring approximately 18ft by 12ft enjoys sun throughout the day and offers an excellent setting for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn and bordered by mature planting. A large shed with electrics, set on a concrete base, offers potential for use as a home office or studio. To the front, a large carriage driveway provides exceptional parking, comfortably accommodating up to fourteen vehicles.

Property Information

-  **FOUR BEDROOM DETACHED FAMILY HOME**
-  **2895 SQFT**
-  **GRAMMAR SCHOOL CATCHMENT**
-  **WALKING DISTANCE TO GERRARDS CROSS STATION**
-  **CUL-DE SAC LOCATION**
-  **POTENTIAL FOR EXTENSION (STTP)**
-  **DRIVEWAY PARKING FOR OVER 10 CARS**
-  **0.25 ACRE PLOT**
-  **EPC - C**
-  **COUNCIL TAX BAND - G**

					
x4	x3	x3	x14	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

The Local Area

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 20 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

Local Schools

Some of the local schools include the following:

- Maltman's Green Preparatory School and Nursery
- Gayhurst School
- Robertswood School
- St Joseph's Catholic Primary School
- Thorpe House School
- St Mary's School, Gerrards Cross
- Dr Challoner's High School
- Dr Challoner's Grammar School
- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Beaconsfield High School
- Chesham Grammar School
- John Hampden Grammar School
- The Chalfonts Community College

It's recommended to conduct further research and contact the schools directly for more detailed information about their programs and admissions processes.

Transport Links

Chalfont St Peter benefits from excellent transport links, making it a desirable location for commuters.

Rail Connections

Gerrards Cross Station (less than a 15-minute walk) provides fast services to London Marylebone via Chiltern Railways, with journey times as quick as 20-25 minutes. Chorleywood Station and Chalfont and Latimer Station (approx. 15-minute drive) are both on the Metropolitan Line, offering direct access to Central London and connections to the wider London Underground network.

Road Links

M40 (Junction 2) and M25 (Junction 16) are both easily accessible, providing quick links to Heathrow Airport (approx. 20-minute drive), London, Oxford, and beyond.

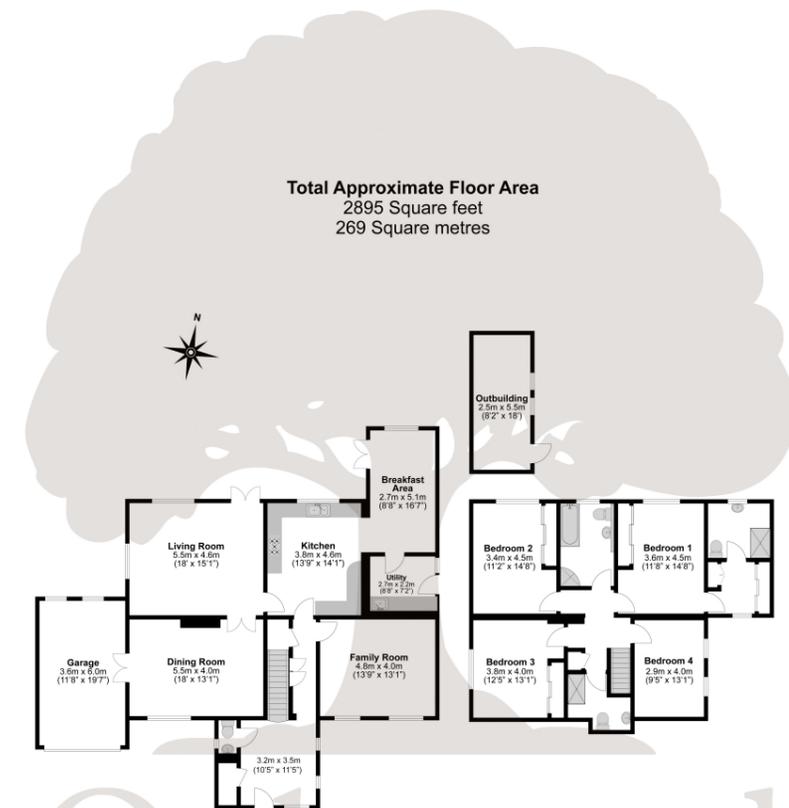
Airports

Heathrow Airport is approximately 20-25 minutes away by car via the M25. Luton Airport is also within easy reach, taking around 35-40 minutes

Council Tax

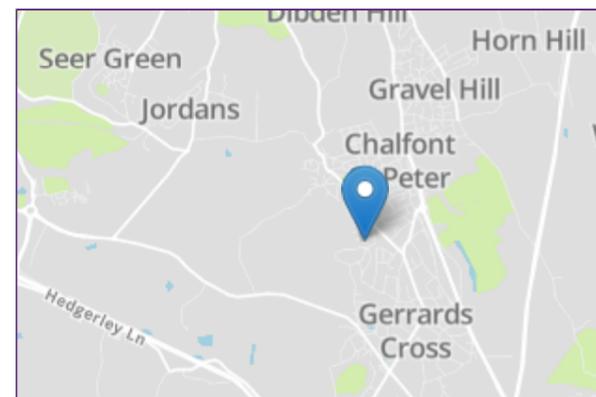
Band G

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(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	