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SPECIALISTS IN PROPERTY



Overcombe, Lewis Lane, Chalfont St Peter. SL9 9TS.

£2,300,000 Freehold

Situated within the highly sought-after Chalfont Heights private estate, this exceptional detached residence offers approximately 3,884 sq ft (360.8 sq m) of beautifully presented accommodation, including a double garage. Finished to a modern standard throughout, the property combines elegant living spaces, generous bedroom accommodation and a superb open-plan kitchen designed for contemporary family living.

Accessed via a gated driveway, the home enjoys a prestigious setting and provides ample off-street parking in addition to the spacious double garage (19'6 x 18'7 / 5.94m x 5.66m).

Ground Floor

A welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor.

To the front of the property is a generously proportioned sitting room (16'2 x 15'0 / 4.94m x 4.58m) featuring a charming bay window, creating a bright and sophisticated space. Adjacent is the elegant living room (21'3 x 15'1 / 6.48m x 4.60m), providing direct access through French doors to the rear garden perfect for family relaxation and ideal for entertaining.

At the heart of the home is the impressive kitchen / breakfast / dining room (21'2 x 14'6 / 6.46m x 4.41m). This contemporary space is fitted with a fully integrated kitchen with high-specification appliances such as dishwasher, fridge freezer, double oven, steam oven and microwave, extensive cabinetry and a central island, seamlessly flowing into the dining and breakfast areas. An adjoining snug (14'0 x 13'3 / 4.26m x 4.03m) offers a cosy additional reception space, ideal as a family room or informal lounge. French doors provide access to the garden, enhancing the indoor-outdoor living experience.

Further ground floor accommodation includes a study (14'5 x 10'1 / 4.39m x 3.07m), perfectly suited for home working, a utility room, an additional utility/laundry area, and two guest cloakrooms.

A practical boot room connects the main house to the double garage, offering further storage and functionality for busy households as well as internal access to the garage.

First Floor

The first floor offers well-balanced bedroom accommodation arranged around a central landing. The impressive principal bedroom (21'4 x 14'4 / 6.50m x 4.38m) enjoys generous proportions and is served by a beautifully appointed en-suite bathroom. Bedroom two (17'5 x 12'2 / 5.31m x 3.72m) is a spacious double room with access to a stylish en-suite bathroom, while bedroom three (13'5 x 10'0 / 4.08m x 3.05m) provides further comfortable accommodation. Two additional double bedrooms include bedroom four (15'1 x 11'6 / 4.61m x 3.51m) and bedroom five (14'4 x 10'0 / 4.38m x 3.06m). These rooms are served by a contemporary family bathroom.

Outside

The property is approached via a private gated driveway within the prestigious Chalfont Heights estate, providing privacy and security alongside generous parking. The double garage offers excellent storage and secure parking, while the surrounding grounds provide space for outdoor entertaining and relaxation. The garden also includes a gazebo area (9'3 x 9'3 / 2.83m x 2.83m), ideal for summer entertaining.

Chalfont Heights is within a short stroll of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.5 miles away, 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 (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.

Summary

Overcombe represents a rare opportunity to acquire a substantial, modern family home within one of the area's most exclusive private estates. With multiple reception rooms, five bedrooms, high-spec finishes, a gated driveway and double garage, this exceptional property offers both luxury and practicality in an outstanding location.

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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.



20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060 
csp@hklhome.co.uk

Overcombe, Lewis Lane

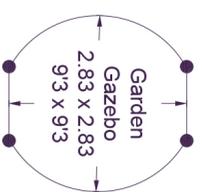
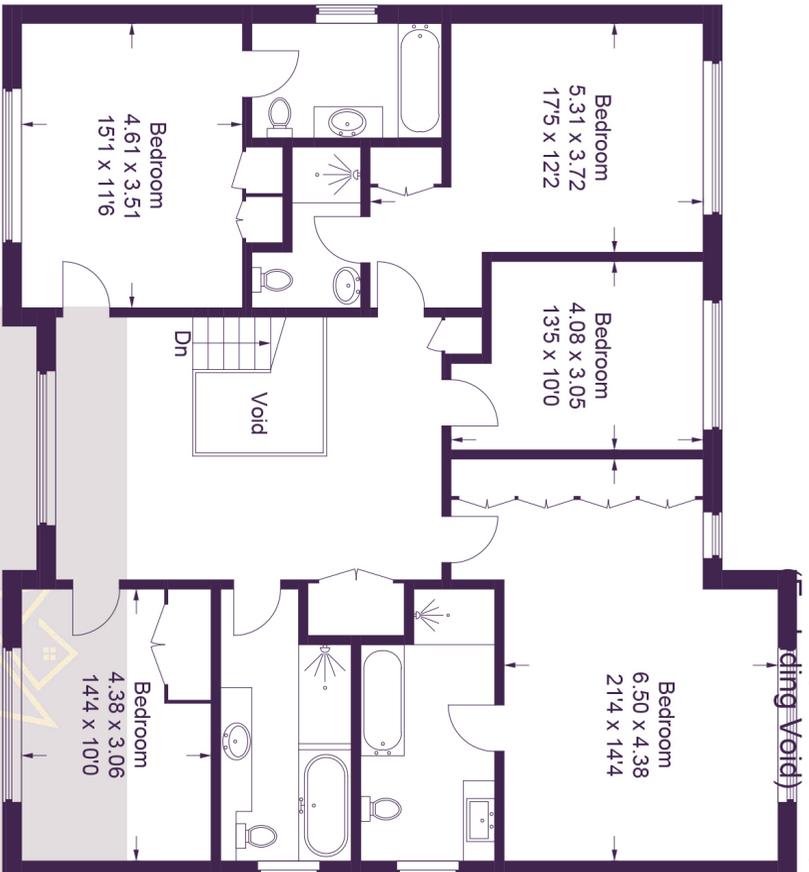
Approximate Gross Internal Area

Ground Floor = 179.6 sq m / 1,933 sq ft

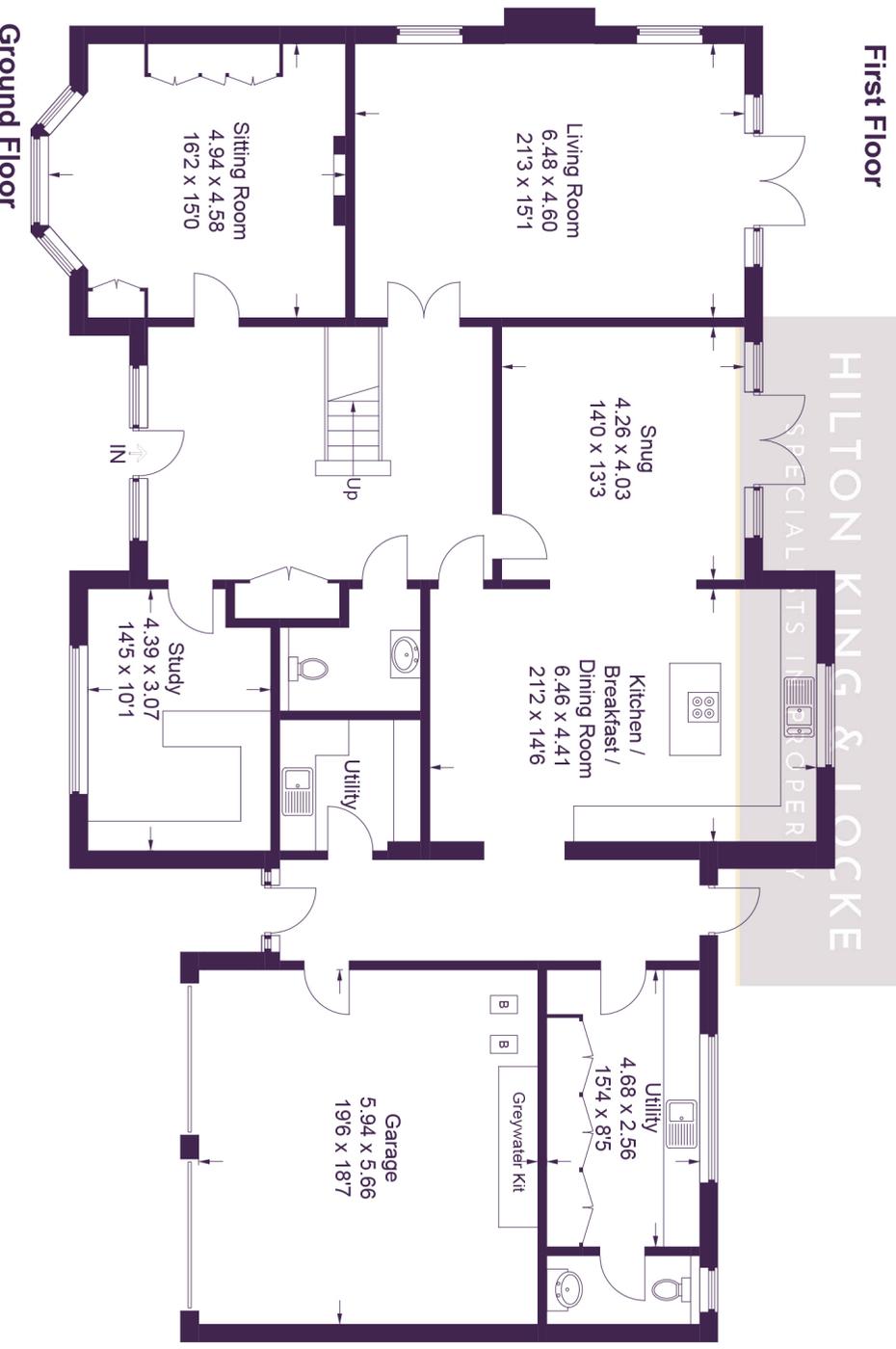
First Floor = 147.5 sq m / 1,588 sq ft

Garage = 33.7 sq m / 363 sq ft

Total = 360.8 sq m / 3,884 sq ft



(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.

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