

Upon entering, you're welcomed into a porch area that leads into the main hallway. To the left, a bright and airy front-aspect dining room features a large bay window, allowing natural light to pour in and create a warm, inviting space. To the right, stairs rise to the first floor. At the rear of the property lies the heart of the home: a spacious kitchen/breakfast room with stunning views over the expansive garden. This space has direct access onto a wooden decked area, perfect for outdoor dining and entertaining during warmer months. The generously sized reception room is ideal for relaxing or hosting, featuring a charming fireplace with a working log burner and further French doors leading out to the garden, seamlessly blending indoor and outdoor living. Also on the ground floor is a versatile study, which could easily serve as a children's playroom or additional workspace. It offers convenient internal access to the large garage/workshop. A well-sized double bedroom sits at the front of the house, complemented by a modern shower room, recently refurbished around two years ago and comprising a walk-in shower, toilet, and basin.

Upstairs, the principal bedroom enjoys a beautiful outlook over the rear garden and open fields beyond. It includes built-in wardrobes and a stylish en suite shower room. Bedroom two is a bright, dual-aspect room with plenty of space, while bedroom three—currently used as a home office—could serve as a comfortable single bedroom or nursery. The first floor also benefits from generous eaves storage.

Externally, the south-easterly facing garden stretches to approximately 200 feet, offering superb privacy and scope for landscaping or development (subject to planning permission). The property also includes a large garage/workshop and driveway parking for two vehicles.

Property Information

- 4 BEDROOM DETACHED
- CIRCA 200 FT GARDEN
- 2 RECEPTION ROOMS
- POTENTIAL TO EXTEND (STPP)
- EPC- D

- 2 BATHROOMS
- 0.31 ACRE PLOT
- HOME OFFICE
- CATCHMENT AREA FOR DCGS & DCHS
- COUNCIL TAX BAND- F

x4	x3	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Local Area

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 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.

Transport

The village is served by Chalfont & Latimer railway station, which provides regular train services to London and other destinations. It is part of the Metropolitan Line and the Chiltern Main Line, offering convenient connections to London Underground and national rail networks. Additionally, there are several bus routes that pass through the village, connecting it to neighbouring areas and towns. For those traveling by car, Chalfont St Peter is located near major roadways such as the A413 and M40, providing easy access to the wider road network.

Schools

Chalfont St Peter and Gerrards Cross are home/catchments to several excellent schools, offering a range of educational options for children of all ages.

Dr Challoner's Grammar School

John Hampden School

Royal Grammar School

St Mary's C of E Primary School

Seer Green C of E Combined School

Beaconsfield High School

The Chalfonts Community College:

Thorpe House School

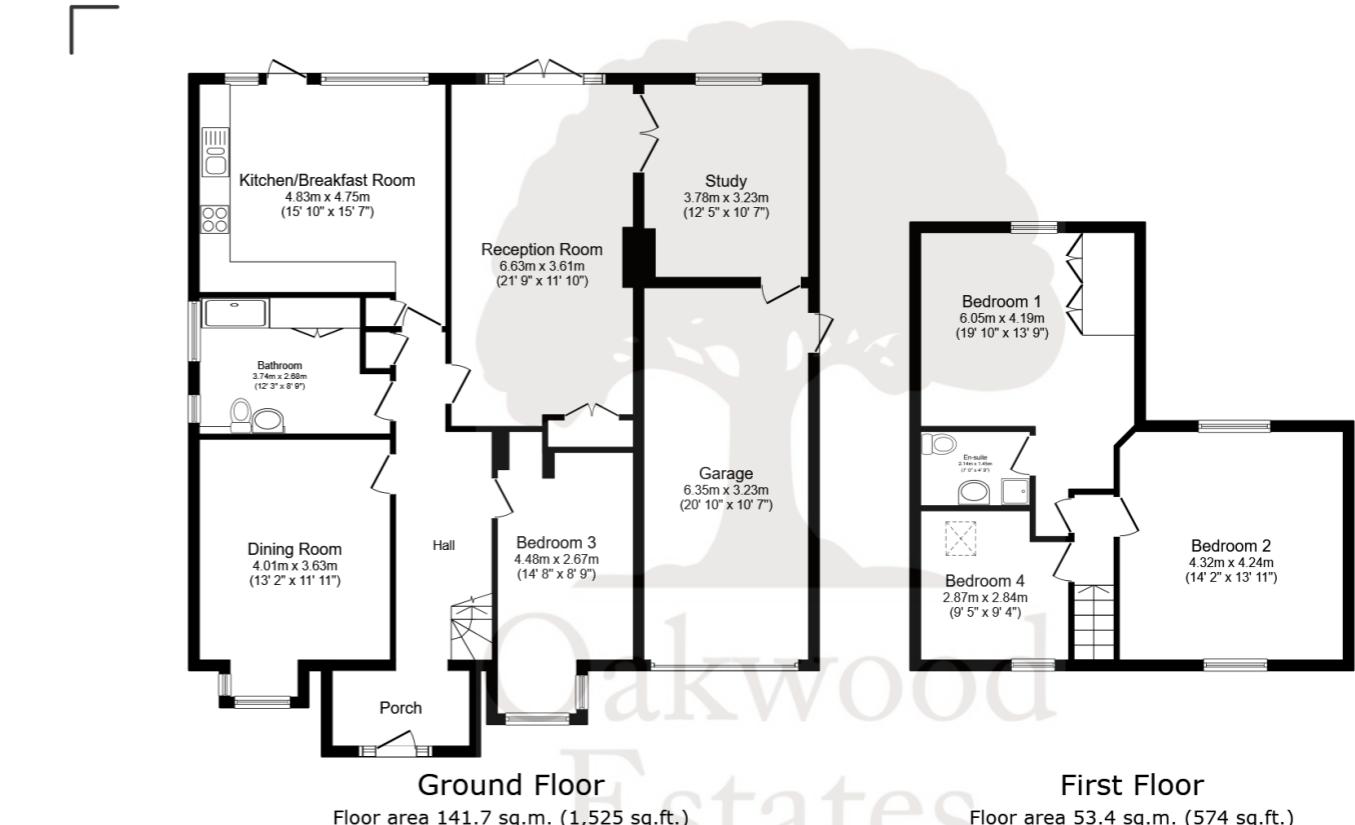
Gayhurst School

It is always recommended that you conduct your own research on schooling to ensure your child is eligible to attend the educational institution of choice.

Council Tax

Band F

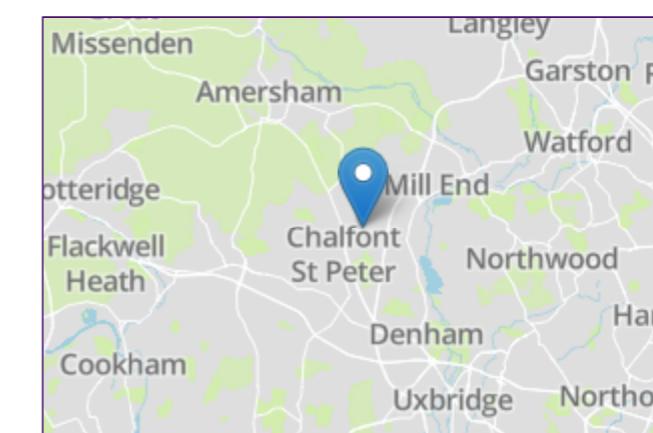
Floor Plan



Total floor area: 195.1 sq.m. (2,100 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 Govview.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		78
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			