



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Aviary Cottage, Denham Lane, Chalfont St Peter. SL9 0QH.

£1,399,950 Freehold



Hilton King and Locke are delighted to bring to the market this four-bedroom detached house within the gated development of Mopes Farm House. The gated shared driveway leads to a gravelled private drive with parking for multiple cars and a detached double garage with power. The property is situated on an acre of land and provides fantastic living space throughout as well as high end modern appliances and an unparalleled garden space.

The front door leads into a spacious entrance hall which provides access to the sitting room, kitchen/dining room, downstairs WC and study. The sitting room is a large bright space which allows for multiple sofas and units, centred around the feature fireplace with a functioning log burner. The modern high end kitchen features plenty of surface space, double oven, full length fridge freezer, large island and views out onto the garden via the dual aspect sets of bi-folding doors, which along with the skylight lets in an abundance of natural light. The six-seater dining table and sofa also fit comfortably in the room. The study provides room for a desk and units as well as benefitting from built in storage.

Moving to the first floor, the stairs lead to a central landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with ensuite shower room. Bedrooms two, three and four are comfortable doubles which share the use of the family bathroom which is an extremely modern three-piece suite.

The mature garden sits at just under 1 acre of and is fantastically landscaped into multiple sections. From the bi folding doors there is a large patio which allows for plenty of seating and stunning views of the garden and beyond.





There is a pathway which follows the outskirts of the garden and leads you to the fantastic wood panelled outhouse which is a great space and is currently being used as a gym/games room/kid's room. The rest of the garden is laid to lawn and features large hedgerows as well as well-kept borders.

Denham 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**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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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# Aviary Cottage

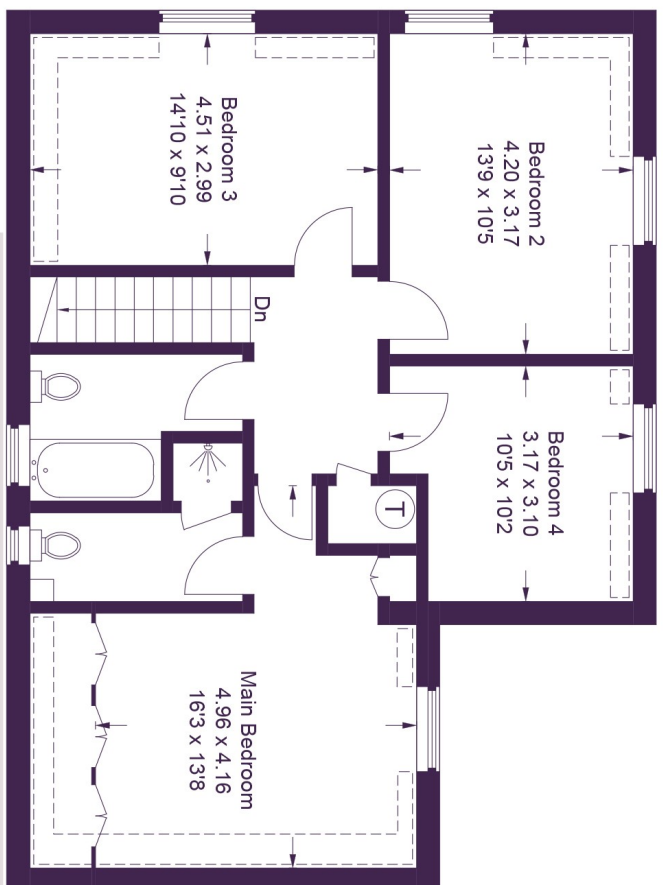
Approximate Gross Internal Area

Ground Floor = 103.1 sq m / 1,110 sq ft

First Floor = 74.6 sq m / 803 sq ft

Garage / Outbuilding = 62.6 sq m / 674 sq ft

Total = 240.3 sq m / 2,587 sq ft

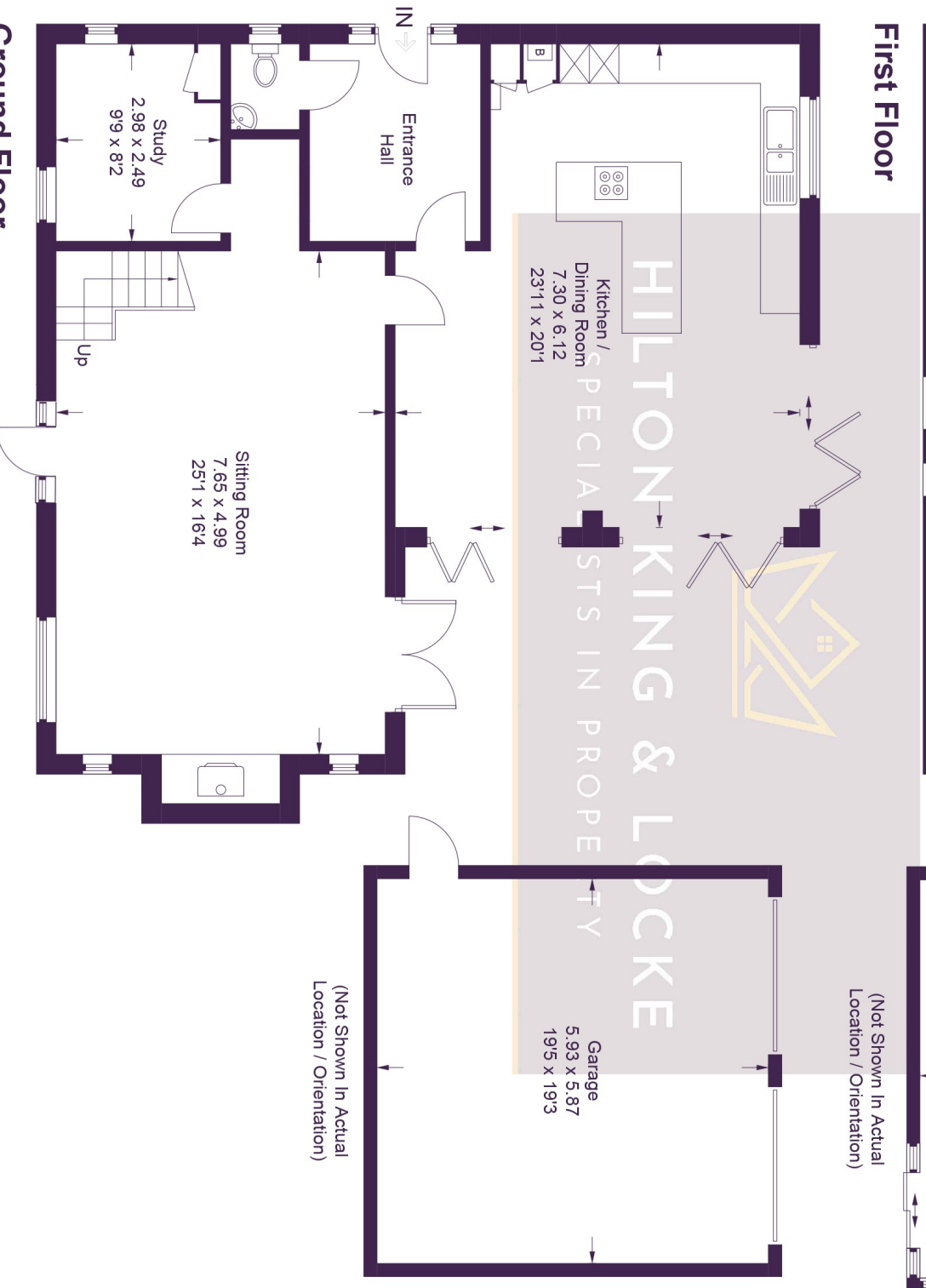


## First Floor



(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



## Ground Floor

(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.