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16 Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9EY.

£799,950 Freehold

This superb family home is located in the heart of Chalfont St Peter and situated in an extremely sought after residential area within walking distance of Gold Hill Common, local schools and a wide range of amenities. The property has been carefully designed to provide a sympathetic mix of period features and contemporary styling, whilst creating a bright and spacious living environment.

The real hub of this home is the fabulous bespoke fitted modern kitchen with a large feature island unit incorporating a breakfast bar area. There is also an Aga oven and high quality integrated appliances, with lantern windows providing an abundance of light. This area flows through to the spacious family/dining room which has Bi-Fold doors opening onto the paved terrace and private rear garden. There is another set of internal double doors that lead through into a family room which in turn, leads to a formal sitting room with fireplace and bay window overlooking the front of the property. There is an additional modern shower room situated on the ground floor which has a lantern window and modern suite. The layout of the reception spaces are flexible and accommodate both entertaining and family life.

To the first floor are three excellent size bedrooms; the master bedroom with built in wardrobes and the family bathroom features a slipper bath. The



first floor landing is also particularly spacious and actually provides space for a study area.

The property is situated less than a 0.5 mile walk of Chalfont St Peter Village Centre, where M&S Food Hall, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Gerrards Cross is less than 2 miles from the property and provides a wider range of shopping facilities and Mainline station with trains into 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.

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. The area is 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

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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.



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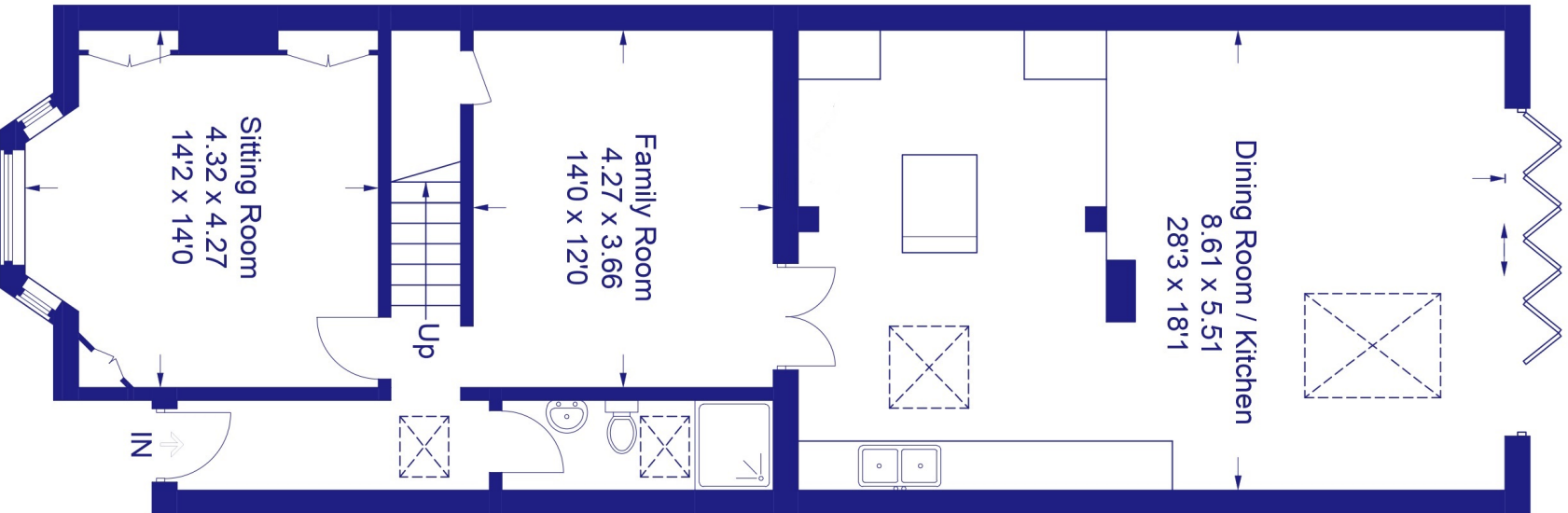
16 Orchard Grove

Approximate Gross Internal Area

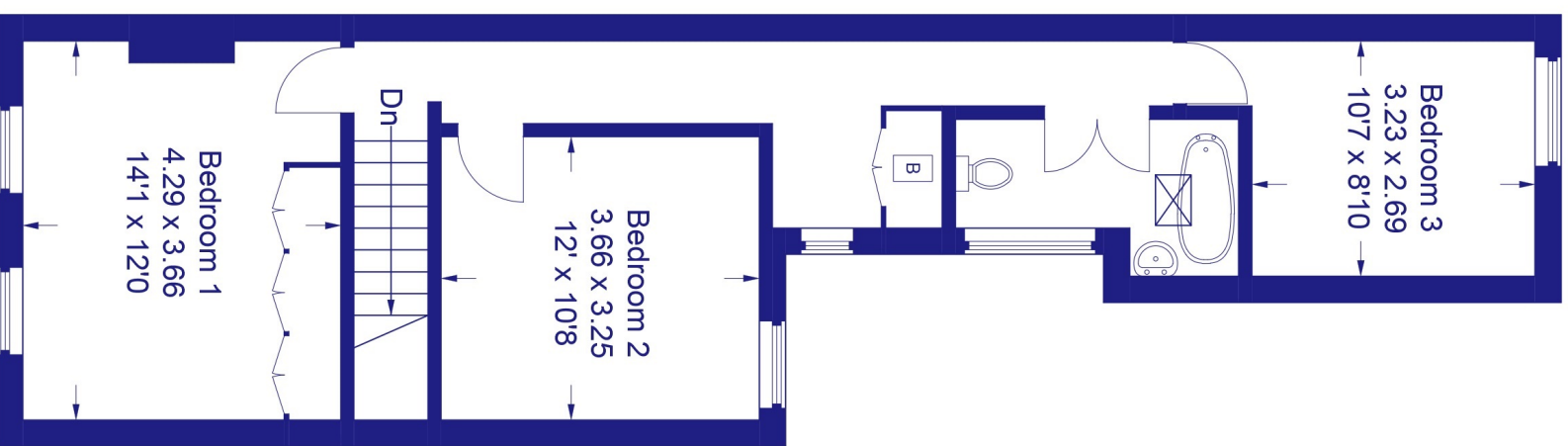
Ground Floor = 97.7 sq m / 1052 sq ft

First Floor = 58.4 sq m / 629 sq ft

Total = 156.1 sq m / 1681 sq ft



Ground Floor



First Floor

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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