



Chiltern Hill, Chalfont St. Peter



Summary of accommodation

A lovely family home in a quiet village road with delightful views over open countryside.

Entrance Hall | Drawing Room | Music Room | Sitting Room | Kitchen/Dining Room/Family Room | Study | Gym | Utility Room | Cloakroom | Boot Room
Store

Principal Bedroom with Dressing Room and En Suite Bathroom
Guest Bedroom and En Suite Bathroom | Two further Bedrooms
Family Bathroom

Gardens and grounds extending to approximately one third of an acre.



Offers in excess of: £1,750,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: G

Distances

Chalfont St. Peter - 0.5 miles

Gerrards Cross - 2 miles

London Marylebone - 23 minutes

M40 - 4.5 miles

M25 - 5.5 miles

(All distances & times are approximate)





The Highlands

The Highlands is approached from Chiltern Hill across a generous gravelled driveway leading to the front of the house. The layout of this extensive home is as shown on the enclosed floor plans, but of particular note is the spacious and versatile feel of the ground floor accommodation.

The welcoming reception hall leads to the large kitchen/dining/family room- the hub of the house, which in turn leads to the drawing room, utility and boot room. Also approached through the reception hall is the music room opening in turn into the sitting room, with study and gym beyond. There are two sets of double doors leading to the rear gardens and the study, sitting room, music room and kitchen; all have wonderful southerly views over the gardens and beyond.

The first floor is made of the large principal bedroom with dressing room and en suite bathroom. There is a good sized guest bedroom with en suite, two further bedrooms and a family bathroom.







Location

The Highlands is set in a quiet, leafy road just a short distance (0.5 miles) from the centre of the village of Chalfont St Peter. The village offers an eclectic range of shops, with pubs, restaurants, a sports centre and well regarded primary and secondary schools.

Gerrards Cross is 2 miles away and offers a more extensive shopping selection, numerous pubs and restaurants and a main line railway station giving swift access to London Marylebone.

The local area offers delightful country walks and rides. There are a number of local tennis and cricket clubs all within easy reach of The Highlands.

(All distances & times are approximate)

Garden and grounds

To the front of the house, the gardens and gravelled driveway are well screened from the road by mature and established hedges and trees.

To the rear, the house has a southerly aspect with a large area of decking immediately adjacent to the house, partially covered by a mature grapevine and pergola- a delightful sitting and entertaining area. There is a further paved terrace, with brick built bbq and a pond with water feature.

Beyond the terraces level lawns extend to the end of the garden with numerous specimen trees and bushes, including a large oak with tree house. There are two garden sheds with power and light.

An outstanding feature of the garden is the wonderful views over the adjoining countryside, with woodland beyond.

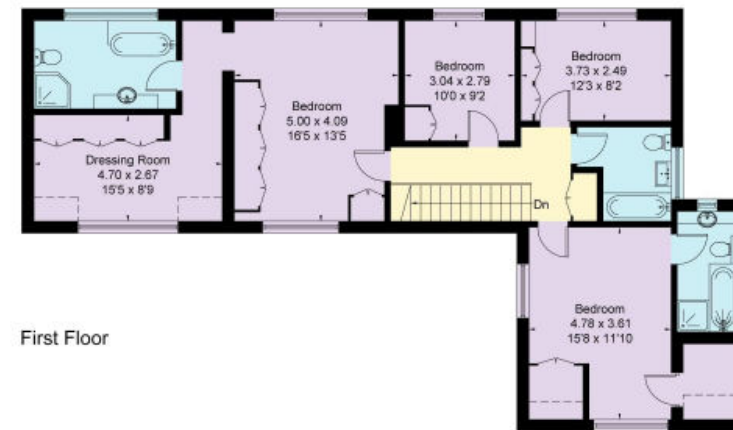
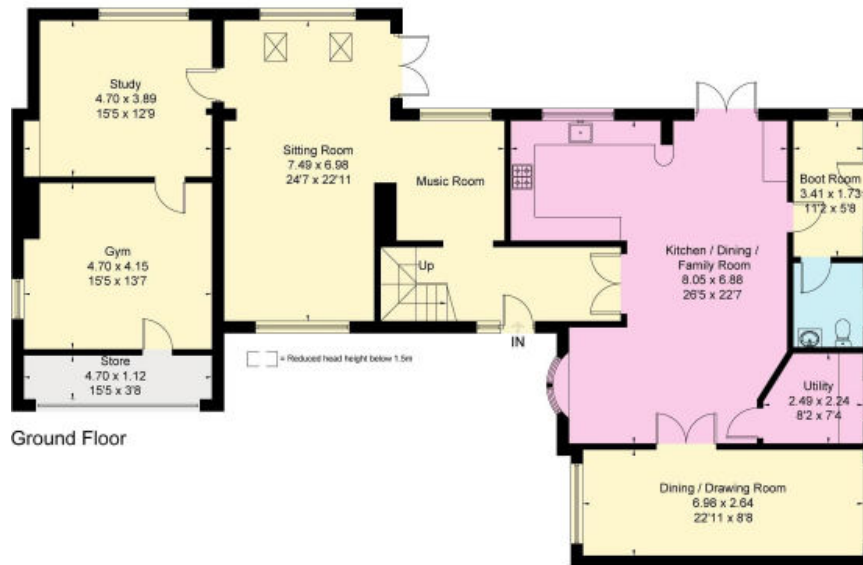




Ground Floor = 178.9 sq m / 1926 sq ft
 First Floor = 107.0 sq m / 1152 sq ft
 Total = 285.9 sq m / 3078 sq ft (Including Store)



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