



## THE HIGHLANDS

Chalfont St. Peter Gerrards Cross SL9 9TZ



# A LOVELY FAMILY HOME, IN A QUIET VILLAGE ROAD

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 property benefits from no onward chain.



Local Authority: Buckinghamshire County Council

Council Tax band: G

Tenure: Freehold

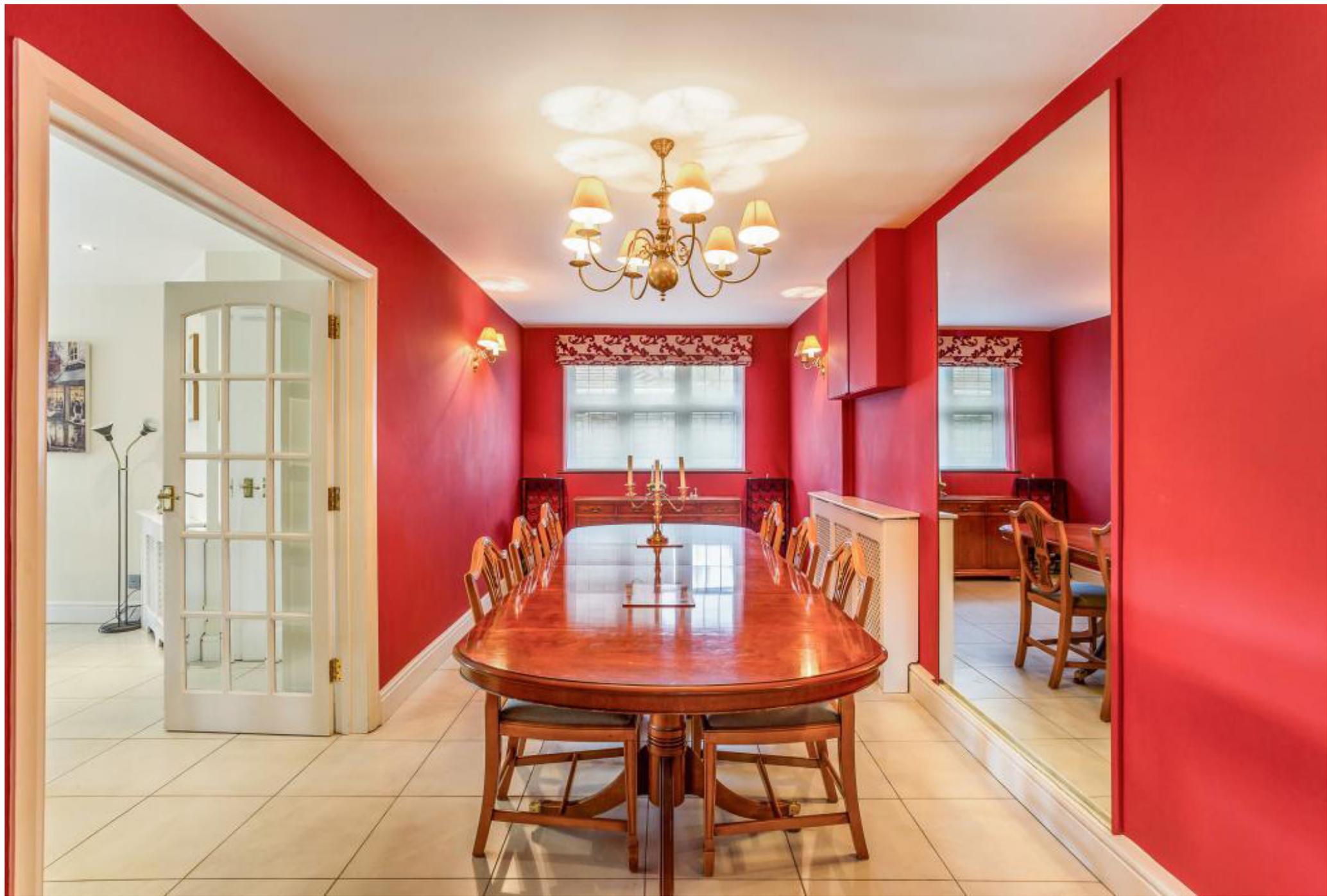
Chain Free



## THE HIGHLANDS

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 lovely gardens.







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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.

To the front of the house, the gardens and gravelled driveway are well screened from the road by mature and established hedges and trees, with secure parking for numerous vehicles.

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. The gardens offer a lovely secluded feel.



## 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. For the commuter Junction 1 of the M40 is 4.5 miles giving access to London, Oxford, the M25 and National Motorway Network.

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.

### Distances

Chalfont St. Peter - 0.5 miles

Gerrards Cross - 2 miles

London Marylebone - 23 minutes

M40 - 4.5 miles

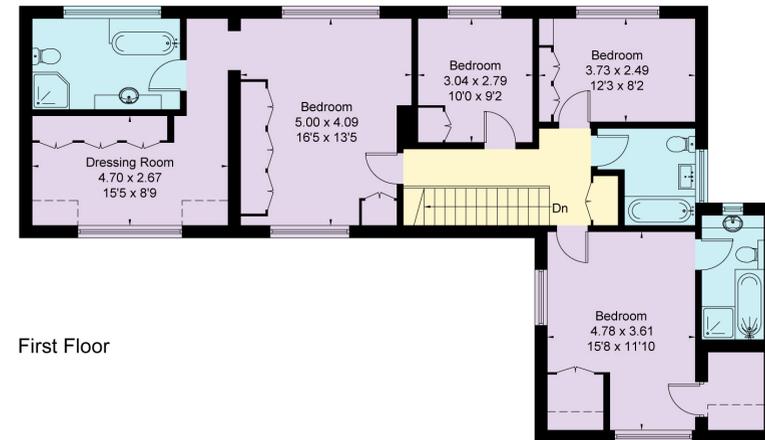
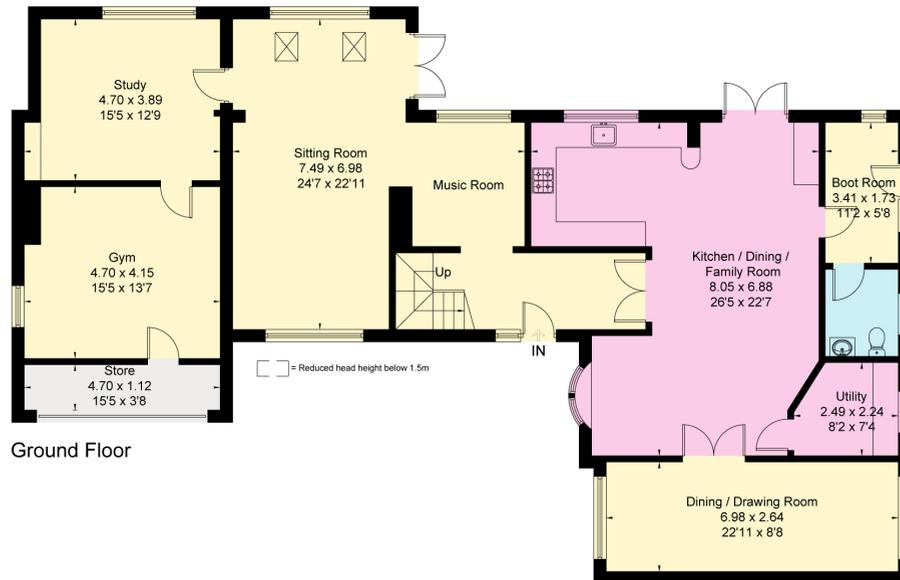
M25 - 5.5 miles.







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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Approximate Gross Internal Area = 285.9 sq m / 3078 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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