



# A stunning conversion of a 16th Century former farmhouse

**3 Mopes Farmhouse, Denham Lane, Chalfont St Peter, Buckinghamshire, SL9 0QH**

Guide £0000 Freehold









Dining room • sitting room • kitchen/breakfast room  
 • family room • utility room • cloakroom • 4 bedrooms  
 • 3 bath/shower rooms (inc. 2 en suite) • gardens  
 • carport • EPC rating = C

### Description

Mopes Farmhouse is a stunning conversion of a Grade II listed 16th Century farmhouse now divided into four individual dwellings offering a wealth of charm and character.

No.3 is beautifully presented combining original character features with contemporary living with a wonderful first impression on entering the reception/dining room with its exposed beams and magnificent inglenook fireplace with open grate. An opening with two steps down opens on to a similarly spectacular room with a further inglenook fireplace. A door leads onto the rear garden. The open plan kitchen is fitted with an extensive range of custom units with Silestone worktops incorporating an induction hob, 'pop up' extractor, electric double oven and integrated fridge, freezer and dishwasher. There is a further good sized third reception room with doors onto the rear garden. A door from here leads to the utility room and downstairs cloakroom.

The central ornate carved staircase leads to the three first floor double bedrooms with the main and guest bedrooms featuring high vaulted ceilings with exposed beams. The main bedroom has a generously sized en suite bathroom with a freestanding bath and separate

shower enclosure. There are two more well-appointed contemporary shower rooms including one en suite to the second bedroom.

A further staircase from the landing leads to the fourth bedroom which could be used as an ideal study, again with a vaulted roof and skylight.

To the rear of the property there is a good sized private garden with patio and the remainder mainly lawn with a pleasant outlook beyond over an area of communal gardens which includes an idyllic pond.

There is allocated parking within a carport and additional visitors parking spaces available.

The converted farmhouse sits together with three other properties behind an impressive secure entrance with electronically operated entrance gates.





**Situation**

Mopes Farmhouse is situated off Denham Lane within about 1.2 miles of Chalfont St Peter centre which offers a good selection of shops for everyday needs including a Marks & Spencer food hall. The London commuter is well served with the Chiltern Line at Gerrards Cross (about 2.5 miles) or Metropolitan Line at Little Chalfont (about 5 miles) with the M40 and M25 accessible at Denham.

The area is renowned for its education both state and private including Dr Challoner's Grammar School for boys in Amersham, High School for girls in Little Chalfont and Chalfont Community College.

**Tenure**

Freehold

**Council Tax**

Band = G

**Viewing**

Strictly by appointment with Savills.



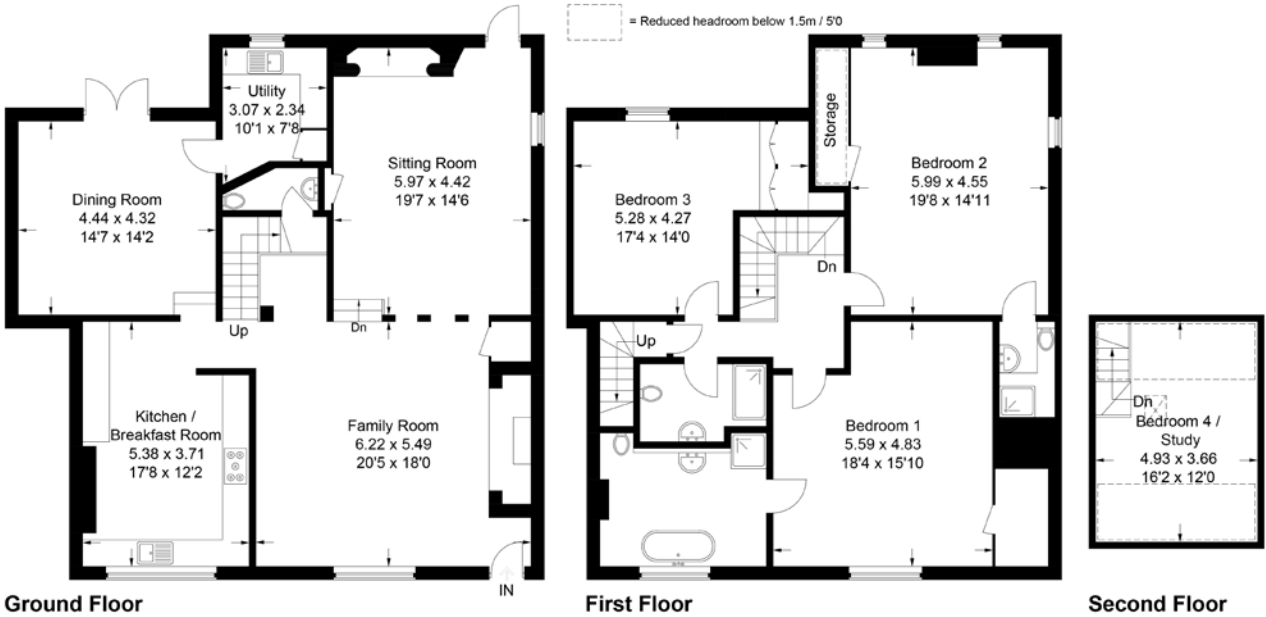








Approximate Gross Internal Area  
Ground Floor = 119.4 sq m / 1,285 sq ft  
First Floor = 111.1 sq m / 1,196 sq ft  
Second Floor = 18.1 sq m / 195 sq ft  
Total = 248.6 sq m / 2,676 sq ft



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	73	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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