



Edwardian family house on a generous corner plot

Kingsway, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 8NT

Guide £1.299 million Freehold



Reception hall • 3 reception rooms & study • kitchen/ breakfast room • 5/6 bedrooms • 3 bath/shower rooms (2 en suite) • garage and parking • gardens

Local information

Chalfont St Peter 0.8 miles, Gerrards Cross station 0.8 miles, Beaconsfield 5.5 miles, Heathrow (T5) 14.5 miles, London (Baker Street) 20 miles. All distances are approximate.

This family home is situated equidistant between Chalfont St Peter and Gerrards Cross. Chalfont St. Peter offers an excellent range of local shops and facilities while the larger town of Gerrards Cross has more comprehensive amenities including an 'Everyman' cinema, supermarkets and a selection of cafes and restaurants.

Popular with commuters, communication links in the area are excellent; the M40 and M25 afford access to the M4, Heathrow and Gatwick airports and central London. Of particular note is Gerrards Cross station, providing a fast and regular Chiltern train link with London Marylebone and the London Underground (from 21 minutes at the time of writing).

Buckinghamshire is renowned for its choice and standard of education and is one of the last to maintain the traditional grammar school system, with Dr Challoner's Grammar Schools and Beaconsfield High School. Local independent preparatory schools include Thorpe House, Davenies, Caldicott (for boys), St. Marys and Maltmans Green (for girls) and Gayhurst for girls and boys.

About this property

Occupying a generous corner plot this spacious Edwardian detached house enjoys wonderful elevated views. Arranged over three floors the accommodation provides a wonderful home for a growing family and could have potential to extend/develop subject to the usual planning consents. About 0.35 acres in all.

On the ground floor, set over several levels, the reception hall is of a good size with steps down to the sitting room, enjoying lovely views over the garden and beyond. The room is triple aspect with a fireplace and wood burner, and a box bay window with French doors on to the garden. The kitchen is equipped with a comprehensive range of Shaker style units, with granite worktops and appliances including a range cooker and extractor hood. The kitchen/ breakfast room opens into a spacious family room, giving access to a study/bedroom and a guest cloakroom. The dining room enjoys a double aspect with a brick fireplace and French doors opening to the garden.

On the first floor the principal bedroom, with a covered balcony making the most of the fabulous elevated views, has a range of fitted wardrobes and an en suite shower room. There are three further bedrooms, one with built-in wardrobes, and a family bathroom. Stairs lead up to the remaining bedroom on the second floor, with an en suite shower room.



**Outside**

The extensive garden envelopes the property with large areas of lawn and is well screened with fencing, mature trees and shrubs. There are several flower beds and borders providing interest and a patio area for outside dining. A pathway wraps around the house, with a garage and parking area to the rear, with vehicular access from Austenway.

Services

All mains services connected. Please note that none of the services have been tested. Solar panels.

Agents Note

We have been told that this property has no cladding. You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Tenure

Freehold

Local Authority

Buckinghamshire Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

Viewing

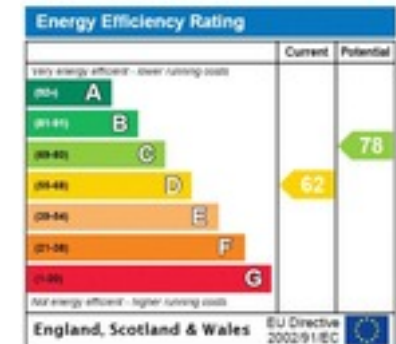
All viewings will be accompanied and are strictly by prior arrangement through Savills



Approximate Area = 238.3 sq m / 2565 sq ft
Garage = 14.4 sq m / 155 sq ft
Store = 2.4 sq m / 26 sq ft
Total = 255.1 sq m / 2746 sq ft
Including Limited Use Area (8.7 sq m / 94 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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