

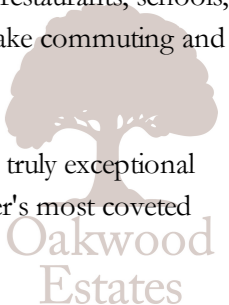
Elegantly designed and luxuriously spacious, this impressive five-bedroom detached property on Denham Lane, Chalfont St. Peter is a true gem. Upon entering, you'll be greeted by a grand entrance hall leading to a bright and expansive reception room, perfect for entertaining guests or enjoying quality family time.


The modern kitchen is a culinary enthusiast's dream, equipped with high-end appliances, ample storage space, and a convenient dining area, ideal for gathering loved ones for meals. The tastefully designed interior extends to the five generous bedrooms, each offering comfort and privacy. The principal bedroom boasts an en-suite bathroom and walk-in wardrobe, providing a tranquil retreat, while the remaining bedrooms are serviced by a well-appointed luxury family bathroom. There is also a convenient laundry room to the first floor.

This property seamlessly blends indoor and outdoor living, with sliding bi-fold glass doors opening onto a beautifully landscaped private garden, providing a serene space for relaxation and al fresco dining. The property also features three driveways located to the front, side and rear ensuring hassle-free off street parking for multiple vehicles.

Nestled in a desirable location, this home offers easy access to a range of local amenities, including shops, restaurants, schools, and recreational facilities. Excellent transport links, including nearby train stations and major roadways, make commuting and exploring the surrounding areas a breeze.

Combining style, comfort, and practicality, this five-bedroom detached property on Denham Lane is a truly exceptional residence, perfect for families seeking a luxurious and well-appointed home in one of Chalfont St. Peter's most coveted locations.



-  5 BEDROOM DETACHED HOUSE
-  3 BATHROOMS
-  CIRCA 2700 SQ FT
-  EPC - D
-  2 OUTBUILDINGS
-  GYM
-  COUNCIL TAX - BAND G
-  CORNER PLOT WITH POTENTIAL TO EXTEND
-  RECENTLY REFURBISHED
-  3 DRIVEWAYS

					
x5	x2	x3	x8	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Total Approximate Floor Area**  
2686 Square feet  
250 Square metres



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

**Location**

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

**Transport Links**

The village is served by Chalfont & Latimer railway station, which provides regular train services to London and other destinations. It is part of the Metropolitan Line and the Chiltern Main Line, offering convenient connections to London Underground and national rail networks. Additionally, there are several bus routes that pass through the village, connecting it to neighbouring areas and towns. For those traveling by car, Chalfont St Peter is located near major roadways such as the A413 and M40, providing easy access to the wider road network.

**Schools**

Chalfont St Peter and its surrounding areas are home to a variety of schools catering to different age groups and educational preferences. In addition to the previously mentioned schools,

there are several other notable options available.

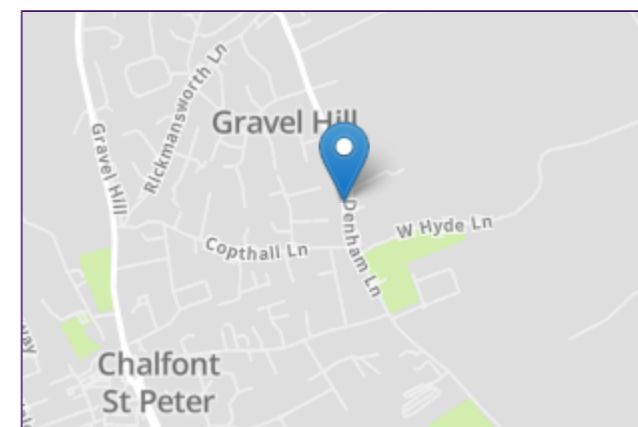
For primary education, St. Mary's Church of England Primary School in Chalfont St Peter provides a nurturing environment with a Christian ethos. Chalfont Valley E-ACT Primary Academy is another primary school in the area that emphasizes both academic achievement and personal development.

For independent education, Dair House School offers a co-educational environment for children aged 2-11, focusing on providing a well-rounded education. The Chalfonts Independent Grammar School is another independent school option catering to children aged 3-16, prioritizing academic excellence and character development.

In the neighboring town of Gerrards Cross, families can consider Gerrards Cross Church of England School, a primary school with a Christian foundation.

These schools, along with the previously mentioned options, provide a range of choices for families in Chalfont St Peter and the surrounding areas, ensuring that children receive quality education at different stages of their academic journey.

**Council Tax**  
Band G



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	