



# The Highlands

Chiltern Hill, Chalfont St Peter, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

A beautiful family home with a prime location in one of the village's premier private roads.

The property offers light and spacious free-flowing accommodation.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**0.32 ACRES**



**FREEHOLD**



**VILLAGE**



**3,078 SQ FT**



**OIEO  
£1,650,000**



### The property

This large family home enjoys a wonderful outlook with south facing aspect to the rear and sits on a generous level plot of 0.32 acres.

Newly decorated, the property offers light and spacious free-flowing accommodation with the potential to extend (STPP).

The covered entrance porch leads into a large reception hall with a staircase to the first floor. The music room leads through to the triple aspect main sitting room, which has a lovely stone fireplace and solid French oak flooring, with double casement doors opening out to the decking area and garden.

There is a generous study looking out to the rear garden which in turn leads through to the gym that has been created within the double garage and can be easily reinstated.

The kitchen/dining/family room is well-proportioned and 'U' shaped in design, with double casement doors opening out onto the patio and garden; the kitchen area is well equipped with a stylish range of units in a light oak finish with granite work surfaces and integrated appliances. There is ample space for a large table and a comfortable family area. Leading directly off, there is a utility room and a boot room with separate cloakroom.

Double doors lead through to a well-proportioned separate dining room/drawing room.

On the first floor there is a lovely principal bedroom suite with beautiful views over the rear garden, with an en suite bathroom and dressing room/occasional bedroom. The guest bedroom is also en suite and there are two further bedrooms and a family bathroom.



## Outside

The rear garden is a delight with a beautiful array of colour and extensive mature planting, having been largely created and nurtured by the current owners.

Immediately to the rear of the property is an area of decking with an enchanting pergola partially covered with a productive grapevine, perfect for al fresco entertaining. Adjacent to this is a paved terrace with a substantial brick built BBQ and an ornate Lilly pond with waterfall.

There is a further paved terrace with an adjoining pergola and rose trellis running along the length of the boundary. There is a generous expanse of lawn extending to the bottom of the garden, where there is a magnificent oak tree complete with tree house. At the foot of the garden there are two timber garden sheds with light and power.

The property has outstanding uninterrupted rural views out to open countryside and woodland beyond.

## Location

Chiltern Hill is located in the private Chalfont Heights development in Chalfont St Peter, a desirable village with a good selection of day-to-day amenities including supermarkets, independent stores, public houses, a health centre and leisure centre. Nearby Gerrards Cross offers a wider range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, an Everyman cinema, community library and superb Chiltern Rail link to London Marylebone. Local sporting amenities are excellent with Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4, and Heathrow/ Gatwick airports.

The immediate area is renowned for its excellent and highly-rated range of both primary and secondary schools for boys and girls.



## Distances

- M40 (Junction 2) 5.4 miles
- M25 (Junction 1a) 5.3 miles
- Central London approx. 22 miles
- Heathrow Airport T5 14.2 miles

## Nearby Stations

- Gerrards Cross Station 1.8 miles
- Chalfont & Latimer Station 5.6 miles

## Nearby Schools

- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Chalfonts Community College
- Dr Challoner's Grammar School for Boys
- Dr Challoner's High/Grammar School for Girls
- St Mary's
- Thorpe House
- Gayhurst
- Maltmans Green





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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## Floorplans

House internal area 3,078 sq ft (285.9 sq m)  
For identification purposes only.

## Directions

SL9 9TZ

what3words: ///stews.shack.held

## General

Local Authority: Buckinghamshire Council

Services: Gas, electric, mains water and mains drainage

Mobile coverage/broadband: EE, Three, O2, Vodafone

Council Tax: G

EPC Rating: D

Parking: Off street parking, double garage

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## Gerrards Cross

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