



Runnymede

22 Kingsway, Chalfont St Peter, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant detached Edwardian home set in generous gardens.

This handsome family home offers spacious and well planned accommodation with charming character features indicative of this glamorous era.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



MATURE GARDEN



FREEHOLD



VILLAGE



3,391 SQ FT



**GUIDE PRICE
£1,595,000**



The property

Situated just 0.7 of a mile from the town centre and railway station, this distinguished property stands majestically in its generous well stocked gardens.

A grand entrance hall creates a lovely welcome, with wood block effect flooring and access to the main reception rooms. A formal sitting room overlooks the front through a large bay window, and an ornate fireplace creates a charming focal point, fitted with a living flame gas fire. A particularly spacious L shaped lounge/dining room features twin sliding patio doors onto a fabulous garden. There is brick fireplace in a cosy sitting area. Off the dining area there is access to a well fitted study with a range of bespoke cupboards and drawers.

The kitchen/breakfast room is comprehensively equipped with integrated appliances set in attractive cupboards and black granite work surfaces. A useful peninsula unit provides space for a breakfast bar with

drawers beneath and there is underfloor heating. Open to the kitchen is an elegant conservatory with French doors to the garden and electric underfloor heating.

There are five bedrooms over the first and second floor. The principal bedroom suite is a luxurious size with double aspect windows, a range of wardrobes, a large en suite bathroom and double doors leading out to a private balcony. Bedroom two is a beautiful room with a Victorian style fireplace and fitted wardrobes with dressing table. Bedroom three is another lovely room with a large corner window affording far reaching views. The fourth Bedroom again features an attractive fireplace and a built-in wardrobe.

On the second floor, there is a suite of rooms, including a landing area, a double bedroom with further room attached, a bathroom and walk in access to an attic space.



Outside

The property is approached over a sizeable brick paviour driveway providing ample parking and access to a double garage.

The rear garden is a fabulous feature of this lovely home, laid mainly to lawn with a variety of trees, shrubs and bushes, and is well screened by mature hedging. An excellent greenhouse extends out to Loggia and provides a delightful seating area.

Location

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.

The nearby village of Chalfont St Peter, is a desirable village with a good selection of day-to-day amenities

including supermarkets, independent stores, public houses, a health centre and leisure centre.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4, and Heathrow, Luton and 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 (Jct 1a) approx. 3 miles
- M25 (Jct 16) approx. 4.4 miles
- Central London approx. 22 miles
- Heathrow Airport T5 approx. 12 miles

Nearby Stations

Gerrards Cross Station
Chalfont & Latimer Station

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 School for Girls
- St Mary's School
- Thorpe House
- Gayhurst
- Maltmans Green



Approximate Gross Internal Area
 Ground Floor = 126.8 sq m / 1,365 sq ft
 First Floor = 113.9 sq m / 1,226 sq ft
 Second Floor = 43.6 sq m / 469 sq ft
 Garage = 30.8 sq m / 331 sq ft
 Total = 315.1 sq m / 3,391 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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Floorplans

House internal area 3,391 sq ft (315.1 sq m)
 For identification purposes only.

Directions

SL9 8NT

///what3words: cities.voter.armed

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: E

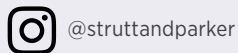
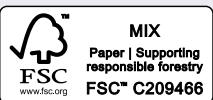
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