



Valley Cottage, 33 Amersham Road, Chalfont St Peter,
Buckinghamshire

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BNP PARIBAS GROUP

Valley Cottage, 33 Amersham Road, Chalfont St Peter, Buckinghamshire. SL9 0PA

This wonderful period cottage offers versatile living spaces together with surprisingly generous bedroom accommodation, set in attractive grounds of approximately 0.46 acres.

2.3 miles Gerrards Cross, 4.7 miles Amersham, 15 miles Heathrow Airport, 25 miles Luton Airport

Reception hall | 3 Reception rooms
Conservatory | Kitchen | Utility room
4 Bedrooms | Study area | Bathroom | Shower room | Oak framed Carport & store room
Attractive gardens & grounds of 0.46 Acres
EPC Rating D

The property

We are delighted to offer this charming Grade II listed character cottage that is presented in good decorative order whilst boasting a wealth of period features throughout. The internal accommodation comprises a welcoming entrance hall with stairs ascending to the first floor. A doorway then leads to the principal room that enjoys views over the cottage gardens. To one side, an opening leads into a most attractive bespoke Conservatory by Lansdowne. Within this wonderful room is a restored water well and further views of the beautiful gardens and neighbouring countryside can be enjoyed. Returning back to the entrance hall, a secondary door leads to a cozy snug with an inglenook fireplace, that then leads to a breakfast room. The kitchen and utility room offer a range of bespoke units, ample work surfaces and space for appliances.

Located on the first floor are four double bedrooms and two modern, well-appointed bathroom/shower rooms. A secondary staircase from the utility room leads to a superbly fitted study area with two work stations, providing and ideal working from home environment.

Outside

The property is approached via a gravel driveway from the road, offering ample off-road parking and leading to the front of the house. The plot is well secluded and includes an oak-framed barn providing additional undercover parking, storage, and a useful studio/workshop with light and power.

The beautiful gardens enjoy a good degree of privacy with established trees and hedges that provide a natural boundary from the road. The grounds are predominantly laid to lawn, interspersed by mature trees and shrubbery. Located beside the conservatory is a charming terrace for outdoor entertaining.

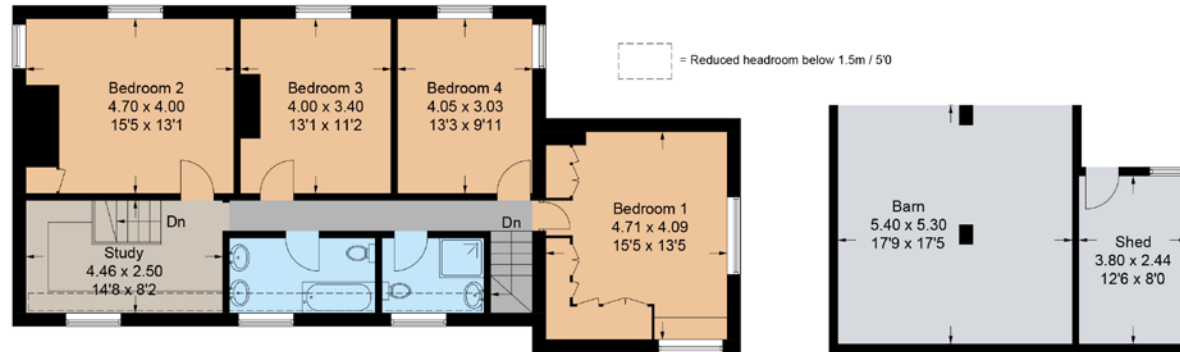
Location

Chalfont St Peter & nearby Gerrards Cross provide excellent day-to-day shopping facilities with numerous supermarkets (Waitrose, M&S Simply Food, Tesco), independent stores, churches, schools and restaurants. Gerrards Cross train station offers a Chiltern Line rail service with fast trains to London Marylebone taking only 18 minutes. Alternatively, Chalfont & Latimer train station (approx 4.2 miles) offers Metropolitan line services to Aldgate in under an hour. There are very good sporting facilities within the local area including tennis at Bull Lane (3 miles), golf at Gerrards Cross (approximately 1.75 miles) and Harewood Downs (2.8 miles). The M40 and M25 motorways are only a short drive away at Denham (via the A413 & A40). Buckinghamshire is renowned for its excellent schooling, including a number of Grammar Schools in the local area. Further information, including catchment criteria can be found on: buckinghamshire.gov.uk



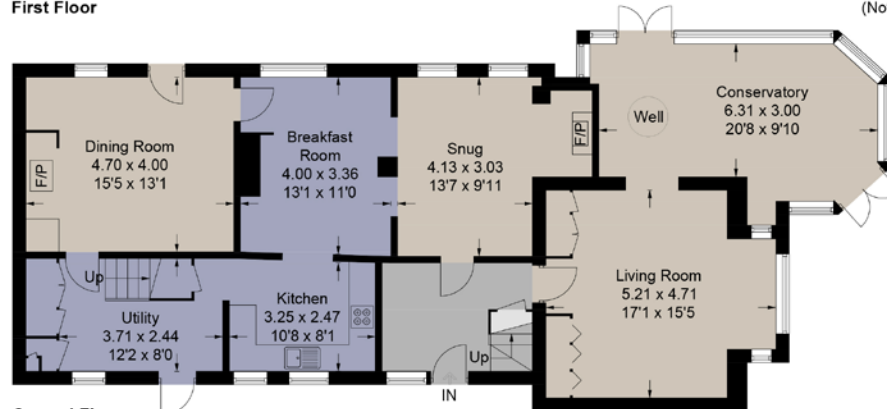


Approximate Gross Internal Area (Excluding Barn)
 Ground Floor = 125.5 sq m / 1,351 sq ft
 First Floor = 96.6 sq m / 1,040 sq ft
 Shed = 9.3 sq m / 100 sq ft
 Barn = 28.62 sq m / 313.25 sq ft
 Total = 260.03 sq m / 2,804.25 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

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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Directions

what3words: times.gold.starts

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,000,000

Gerrards Cross

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