



23 Ashlea Road
Chalfont St Peter, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stylishly refurbished and beautifully presented detached home offering versatile split level accommodation.

Ideally located in a quite cul de sac between the villages of Chalfont St Peter and Gerrards Cross, and is within easy reach of the mainline Gerrards Cross station.



**2/3
RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



**DOUBLE
GARAGE**



**LANDSCAPED
GARDEN**



FREEHOLD



VILLAGE



1,938 SQ FT



**ASKING PRICE
£995,000**



The property

A light hallway leads to a stunning sitting room which features a vaulted ceiling, Velux windows and further double aspect windows to front and side. An ornate fireplace fitted with a gas living flame fire creates an attractive focal point. Also on this floor is a study / bedroom four and a beautifully fitted cloakroom.

On the next level, a mezzanine landing leads to a particularly well equipped kitchen / breakfast room, fitted with a bespoke range of cream coloured units and an excellent range of integrated appliances. A double glazed door leads out on to the garden and there is a utility room with a matching range of units and ample space for laundry equipment. A door leads out on to a side patio, creating a lovely sitting area. A well proportioned dining area, with double glazed French doors leads out on to the rear garden. Also on this level is a bedroom / office with access into the garden. A further mezzanine style landing leads to bedroom three with an excellent range of wardrobes and a recently refitted family bathroom.

On the landing, a few short steps rise to the first floor, and a fabulous principal bedroom, fitted with a good range of wardrobes and views over the rear garden and benefits from a fully equipped en suite shower room. Bedroom two is again a good size double room with double aspect windows offering views over the front and rear gardens.



Outside

The property is approached over a wide driveway, providing parking and access to a large double garage. The front garden is laid mainly to lawn with flower bed borders and flag stone paved pathway leading to storm porch and front door. There is access to the side of the property to the spectacular secluded and private south west facing terraced garden with an attractive decked sitting area creating an ideal space for outside entertaining. The garden is tiered and well screened by mature planting and there is a further south facing sitting area.

Location

The village of Chalfont St Peter offers a delightful array of local amenities, including boutique shops, an artisan bakery, cosy coffee houses, and a traditional tailor as well as a leisure centre. For everyday essentials, residents benefit from M&S Foodhall and a newly opened Tesco Express. The area is renowned for its excellent public houses and a diverse selection of restaurants.

For broader shopping and entertaining, Gerrards Cross town centre is just 1.1 miles away, providing comprehensive facilities like Waitrose, Tesco, various hotels and an Everyman cinema. The area boasts exceptional sporting facilities, including tennis, squash, cricket and hockey along with Gerrards Cross Golf Club.

The Chiltern Line Railway station offers fast services to London Marylebone, with journey times of around 18 minutes. Transport links are excellent, with the M40 (JNT 1) Denham approximately four miles away, connecting to the national motorway network and major international airports.

Buckinghamshire is celebrated for its outstanding educational options, both state and independent schools.



Distances

- London Heathrow Airport 14.5 miles
- London Luton Airport 26.7 miles
- Gatwick Airport 50 miles

Nearby Stations

- Gerrards Cross 1.1 miles

Key Locations

- Chalfont St Peter Village
- Gerrards Cross town
- Beaconsfield

Nearby Schools

- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Thorpe House School
- Gayhurst School
- Maltman's Green School
- Chalfont Community College
- St Mary's School
- Dr Challoner's High School for girls

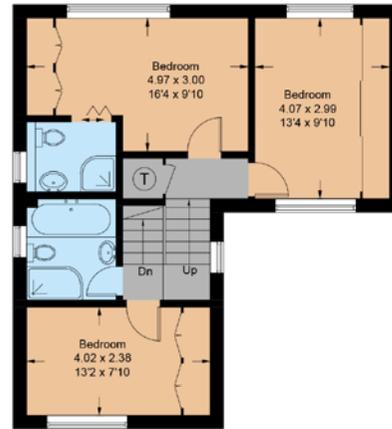
- Dr Challoner's Grammar for Boys
- Beaconsfield High School for Girls
- The Beaconsfield School



Approximate Gross Internal Area
 Ground Floor = 99.8 sq m / 1,074 sq ft
 First Floor = 52.1 sq m / 561 sq ft
 Garage = 28.2 sq m / 303 sq ft
 Total = 180.1 sq m / 1,938 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 1,938 sq ft (180.1 sq m) includes garage

For identification purposes only.

Directions

SL9 8NY

what3words: ///salsa.unit.backed

General

Local Authority: Chiltern

Services: mains gas, electricity, water & drainage

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

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

Gerrards Cross

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