



12 St Peters Grange, Chalfont Dene, Chalfont St Peter,  
Buckinghamshire

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# 12 St Peters Grange Chalfont Dene, Chalfont St Peter, Buckinghamshire SL9 0FU

A charming first floor, two double bedroom apartment with doors opening from the living/dining room to a private east facing balcony.

Gerrards Cross Train Station 2.8 miles (Gerrards Cross to Marylebone 23 minutes), M40 (Loudwater) 7.8 miles, Heathrow Airport 12.6 miles, Beaconsfield Town 6.8 miles, Central London approx. 23 miles

Communal entrance hall | Lift and stairs to all floors | Private entrance hall | Kitchen/breakfast/living room with balcony | Principal bedroom with en suite | Bedroom two | Family bathroom | Communal gardens | Allocated parking space | Membership of the Audley Health Club | EPC Rating B

## The property

The large main bedroom has an en suite shower room and double built in wardrobes. The fully equipped SieMatic kitchen has Corian worktops and integrated appliances.

## Outside

Audley Chalfont Dene is a luxury retirement village consisting of 84 luxury apartments and cottages, all surrounded by extensive landscaped grounds. Just minutes from nearby Chalfont St Peter in Buckinghamshire, Chalfont Dene benefits from being on the edge of the beautiful Chiltern Hills, but yet being connected to London and Birmingham via road and rail links.

At the heart of the village is Chalfont House, a striking central building designed to replicate the Arts & Crafts style of the local architecture. Within Chalfont House are a number of luxury apartments as well as the Audley Club with its restaurant, bistro, swimming pool, treatment rooms and gym.

## Additional Amenities

As an owner at Audley Chalfont Dene you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and well being centre, fitness suite and swimming pool. There are also regular resident-only swimming sessions and a library. The monthly service charge includes a credit of £69.65 in the restaurant/bistro bar.

Please note that a monthly management charge and deferred fees apply to all properties in an Audley village. Flexible Audley Care packages are available at an additional cost.

## Location

Set alongside Buckinghamshire's rolling Chiltern Hills is Chalfont Dene. At its heart, the magnificent Chalfont House containing the Audley Club with its health club, library and restaurant overlooking the landscaped grounds and lake. The picturesque village offers a place of tranquility just minutes away from the vibrant town of Chalfont St Peter.

Chalfont St Peter village centre offers everything for the daily shopper including a large Co-Op supermarket, pharmacy, a bank, pubs, restaurants, coffee shops, green grocer and opticians. The A413 dual carriageway offers swift access to the A40/M25 and the Chiltern Line railway station at Gerrards Cross provides fast train access to Marylebone (20 minutes).







Floorplans  
House internal area 918 sq ft (85.3 sq m)  
For identification purposes only.



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

From the Strutt & Parker's Gerrards Cross office, head northeast on Packhorse Road, Continue to follow the B416 towards South Park. At the roundabout take the 1st exit onto the A413. Go straight over the next roundabout and turn right onto Gravel Hill. Continue along Gravel Hill, turn right onto Chesham Lane and 1st left onto Rickmansworth Lane. Turn left onto Penn Gaskell Lane and Chalfont Dene is on the right.

## General

**Local Authority:** Chiltern District Council

**Services:** Electric, underfloor heating, mains water and mains drainage.

**Council Tax:** Band E

**Tenure:** Leasehold

**Lease:** 250 years from 1st December 2019

**Service Charge:** £952.02 pcm

**Ground Rent:** £500 pa

**Guide Price:** £650,000

## Gerrards Cross

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