



The Highlands, Chiltern Hill, Chalfont St Peter, Gerrards  
Cross, Buckinghamshire

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# The Highlands Chiltern Hill, Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 9TZ

A beautiful family home with a prime location in one of the village's premier private roads. This large family home enjoys a wonderful outlook with south facing aspect to the rear and sits on a generously sized level plot of 0.32 acres.

Gerrards Cross mainline station 1.8 miles (London Marylebone 19 minutes), Beaconsfield 5.4 miles, Heathrow Airport (Terminal 5) 15 miles, Central London approx 23 miles

Entrance hall | Cloakroom | Boot room | Sitting room | Music room | Study | Gym | Dining room | Kitchen/dining/family room | Utility room | Main bedroom with dressing room and en suite | Bedroom two with en suite | 2 Further bedrooms | Family bathroom | Gardens of 0.32 of an acre | EPC Rating D

## The property

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 main bedroom suite, with 3 further bedrooms (1 en suite) and a family bathroom.

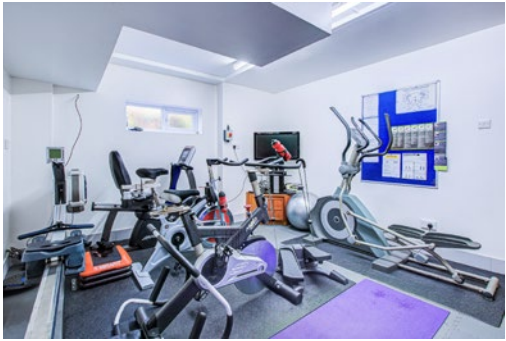
## Outside

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.

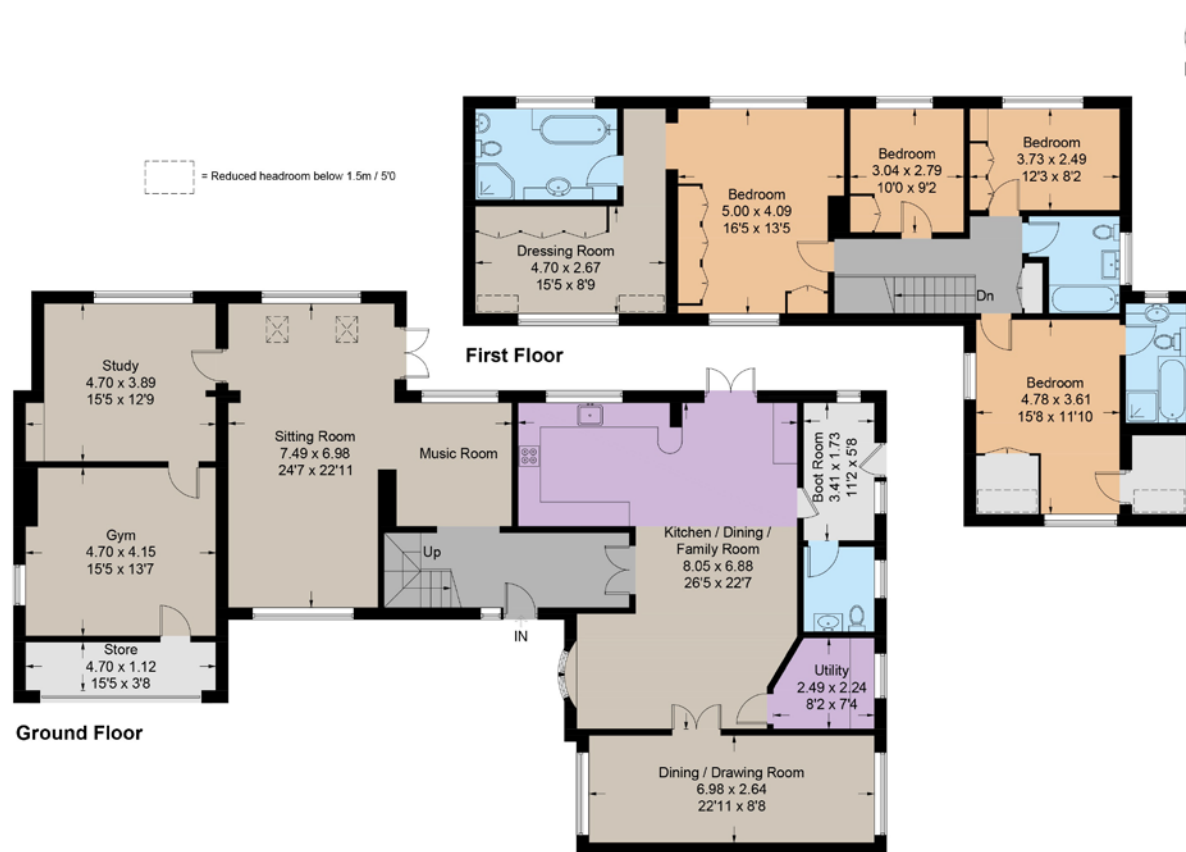








Floorplans  
House internal area 3,078 sq ft (285.9 sq m)  
For identification purposes only.



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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## Location

The property is exceptionally well located in prestigious Chalfont Heights in the sought-after village of Chalfont St Peter, with the village centre being a few minutes away and within easy reach of Gerrards Cross town and train station. Chalfont St Peter has a wide range of amenities including a good variety of shops, pubs and restaurants, sports centre and excellent local primary and secondary schools, with further supermarkets, shops and a cinema in Gerrards Cross.

## Directions

From Strutt & Parkers office in Gerrards Cross head towards Chalfont St Peter. Just before reaching the roundabout, turn left into Lower Road and before reaching the High Street turn right onto Chiltern Hill. Go past Ellis Avenue on the right-hand side and the property can be found after a short distance on the right.

## General

**Local Authority:** Chiltern District Council  
**Services:** Gas, electric, mains water and mains drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,750,000

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

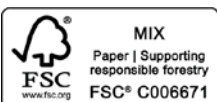
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