



Greensleeves, Claydon Lane, Chalfont St Peter, Gerrards  
Cross, Buckinghamshire

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BNP PARIBAS GROUP



# Greensleeves Claydon Lane, Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 8JU

A substantial detached property with accommodation all on one level. Very pleasantly located on a leafy country lane, the property is also within easy reach of both Chalfont St Peter and Gerrards Cross Village Centres.

Chalfont St Peter 0.9 miles, Gerrards Cross mainline station 0.9 miles (London Marylebone 23 mins), M40 (Jct. 1) 4.1 miles, M25 (Jct. 16) 6.2 miles, Heathrow Airport (Terminal 5) 12.7 miles, Central London approx. 22.0 miles

Entrance hall | Cloakroom | Living room  
Conservatory | Dining room | Kitchen/breakfast room | Principal bedroom with en suite cloakroom | Three further bedrooms | Family bathroom | Double garage | Garden | Timber outbuilding | EPC Rating E

## The property

The property is approached up exterior steps to a covered entrance porch.

Beautifully presented accommodation flows from the entrance hall and includes two reception rooms plus a conservatory, a generous kitchen/breakfast room, four bedrooms and a bathroom.

The main sitting room features an attractive inglenook style fireplace with beamed surround and has access to large bright conservatory. The principal bedroom features fitted wardrobes and an en suite cloakroom. There are three further bedrooms and a four piece family bathroom.

## Outside

Greensleeves is approached over a brick paved driveway offering ample parking and access to a double garage.

Gated steps lead to the rear garden which is laid predominantly to lawn and well screened by mature hedging. There is an attractive patio area, ideal for outside entertaining and a timber outbuilding.

## Location

The property is situated in a quiet, sought-after area in Chalfont St Peter which boasts day to day amenities including independent stores and public houses. Nearby Gerrards Cross offers a wider range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey. Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.

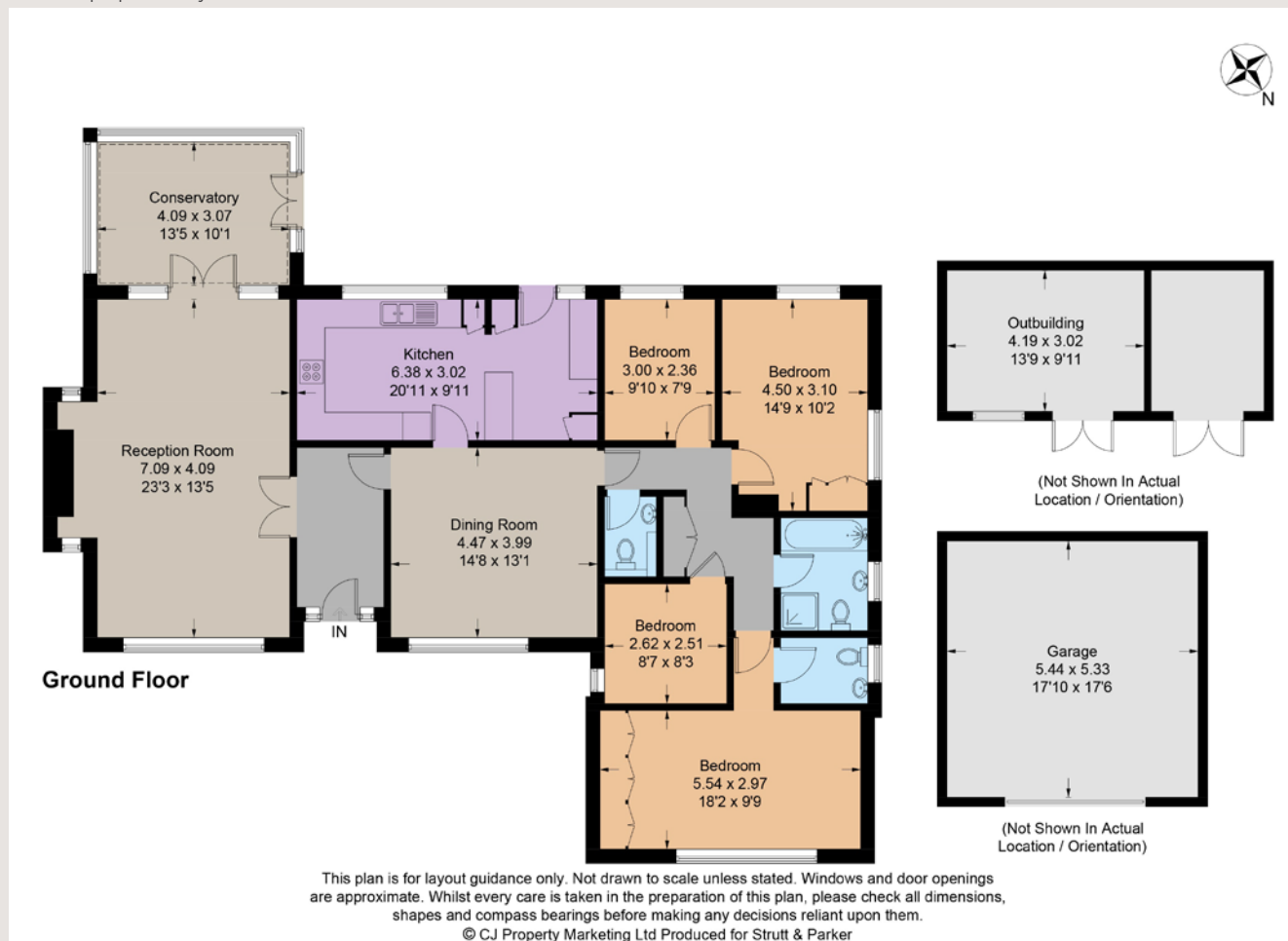








Floorplans  
House internal area 2,234 sq ft (207.6 sq m)  
For identification purposes only.



## Directions

From Strutt & Parker's Gerrards Cross office, head north-east on Packhorse Road (B416) towards Chalfont St Peter. Just before the roundabout at the bottom of the hill turn right into Lower Road and take the first turning on the right into Claydon Lane. The property can be found a short distance along on the right hand side.

## General

**Local Authority:** Chiltern District Council

**Services:** Mains gas, electric, water and drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Gerrards Cross

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