



Oak Lodge, 39 Denham Lane, Chalfont St Peter,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Oak Lodge

39 Denham Lane

Chalfont St Peter

Buckinghamshire

SL9 0EP

An impeccably presented four bedroom link-detached house with a glorious level rear garden and views over open farmland beyond. The property benefits from planning permission to extend.

Gerrards Cross town centre and station 2.5 miles (London Marylebone 23 minutes), M40 (Jct 1) 4.0 miles, M25 (Jct 16) 5.8 miles, Heathrow Airport (terminal 5) 13.8 miles, Central London approx. 23 miles

Entrance hall | Sitting room | Kitchen/breakfast/family room | Utility room | Shower room | Four bedrooms | Family bathroom | Gardens | Store EPC Rating D

The property

The attractive solid oak entrance way provides cover and leads through the front door to the reception hallway which in turn provides access to the first floor and landing via a staircase. The sitting room enjoys views towards the front aspect and offers a main focal point of an open gas fire with carved wood surround. A doorway leads through to the kitchen/breakfast/family room. There is a lovely seating area with French doors out to the rear terrace and garden and ample space for a large table and chairs. The kitchen is comprehensively equipped with a painted range of shaker style base and eye level units with generous lengths of Corian work surfaces, integrated dishwasher and space for various appliances. A doorway leads to the utility room and in-turn to the shower room.

On the first floor, there is access to the loft space and doorways to all four bedrooms, three of which are double. A modern family bathroom completes the first floor accommodation.

Planning permission has been granted for part single storey rear and side, single storey front and first floor side extension. Planning reference number PL/22/2896/FA

Outside

To the front of the property, the driveway is laid in Cotswold chippings with parking for several cars and shaped borders of various flowering plants, shrubs and rockery.

The rear garden is one of the many features to this fabulous family home and presented in impeccable presentation with a high quality level lawn surrounded by numerous shaped borders incorporating various flowering plants and shrubs. There is also a large patio area, ideal for outside entertaining and views of open fields and paddock land to the rear.

Location

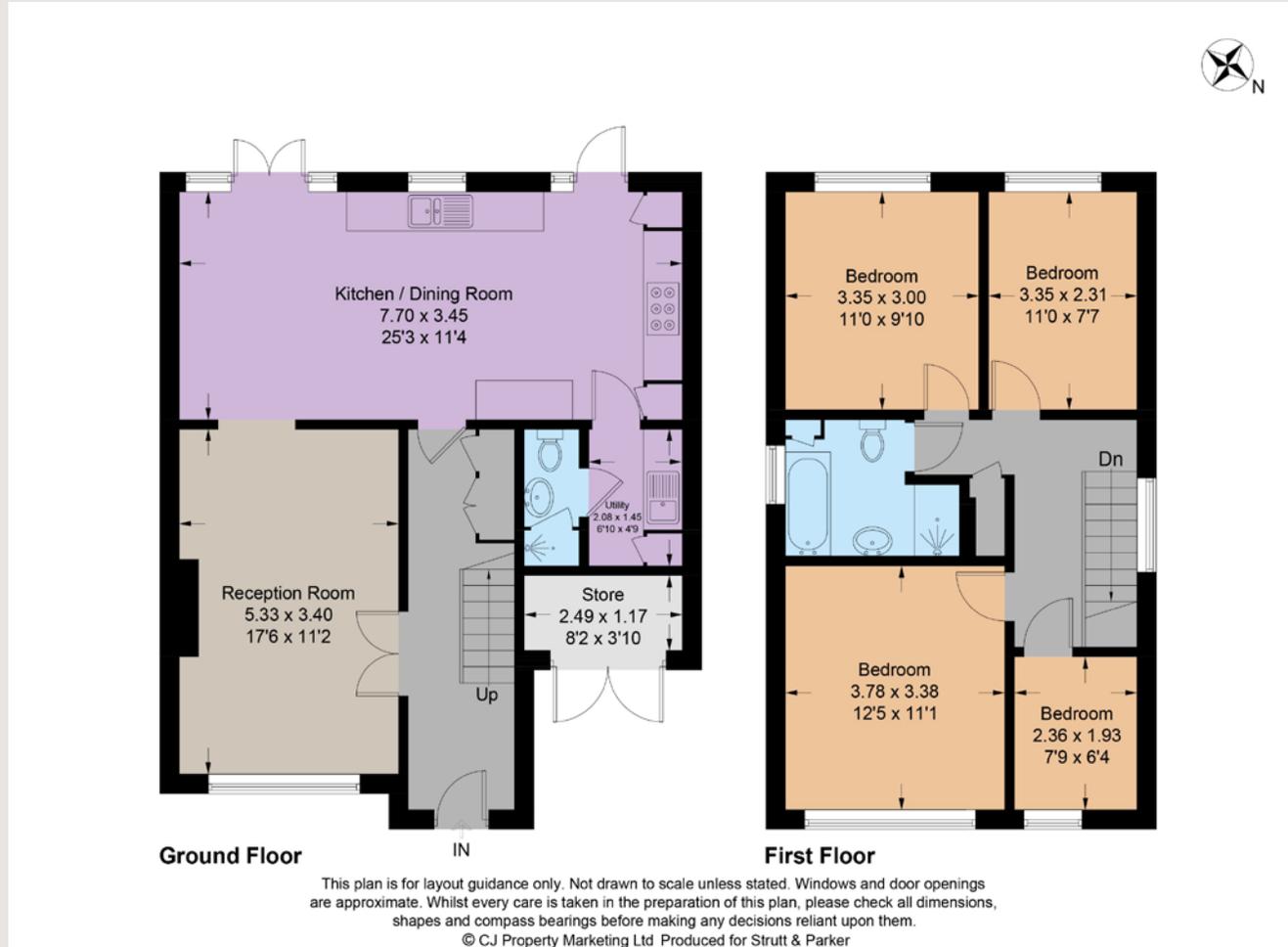
The Buckinghamshire village of Chalfont St Peter neighbours Gerrards Cross, forming part of a larger settlement, together with Chalfont St Giles and Little Chalfont. The three villages together provide all of the practical amenities required for day-to-day living, including a variety of shops, restaurants and cafés, as well as supermarkets.

There are excellent road links, with the M25 and M40 easily accessible, while Gerrards Cross mainline station, with its fast route to London Marylebone (23 minutes), is close at hand. The stunning Chiltern Hills area of outstanding natural beauty is also within easy reach, meaning Chalfont St Peter can truly offer access to the best of both city and countryside living.





Floorplans
House internal area 1,265 sq ft (117.5 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross proceed north along Packhorse Road towards Chalfont St Peter and at the roundabout turn left onto the A413. At the next roundabout turn right into Joiners Lane and on reaching the 'T' junction turn left onto Denham Lane. Continue for 0.4 miles and the property will be found on the right hand side.

General

Local Authority: Chiltern District Council

Services: Mains gas, electric, water and drainage.

Planning: Prospective purchasers should make their own enquiries to the local planning authority. Planning reference number: PL/22/2896/FA

Council Tax: Band G

Tenure: Freehold

Guide Price: £925,000

Gerrards Cross

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