



The Bookery, 4C Denham Walk, Chalfont St Peter,
Buckinghamshire

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BNP PARIBAS GROUP

The Bookery

4C Denham Walk, Chalfont St Peter, Buckinghamshire SL9 0EN

A spacious and refurbished five bedroom detached family home situated in a popular and quiet cul de sac close to Robertswood School and open countryside.

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 | Cloakroom | Living room
Dining room | Family room | Conservatory
Kitchen/breakfast room | Utility room
Principal bedroom with en suite | Bedroom two with en suite | Three further bedrooms
Family bathroom | Double garage | Beautifully landscaped gardens | EPC Rating C

The property

The Bookery is a beautifully presented and deceptively spacious family home. The current owner has refurbished the property with light and airy accommodation. The welcoming reception hallway features a bespoke Neville Johnson modern contemporary staircase to the first floor. There is a family room to the front aspect with a walk in bay window. The spacious living room leads into a conservatory with doors leading out to the rear patio. Again, a separate dining room features a door leading out to the rear patio. The sleek kitchen/breakfast room boasts a modern style kitchen with granite work top surfaces and fitted appliances with access to a utility room. The ground floor provides four reception rooms, providing flexibility in the living space.

On the first floor there are five generous bedrooms, including principal bedroom with en suite bathroom and a guest bedroom with an en suite bathroom. There are five bedrooms in total with bedroom 5 currently used as home office. To complete the first floor, there is a generous sized family bathroom with a separate shower cubicle.

Outside

To the front, the property provides mature flowering shrubs as well as a driveway providing off road parking which in turn leads to a generous sized double garage. There is gated side access to the rear garden.

To the rear there is a level garden with a patio area which then leads onto the garden which is mainly laid to lawn with some flowering shrub borders and a further raised decking area to the end of the garden with vegetable garden to the side.

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 2,158 sq ft (200.5 sq m)
Garage 258 sq ft (24.0 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 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. Take the second turning left into Denham Walk and at the 'T' junction turn right and the property can be found at the end on the left hand side.

General

Local Authority: Buckinghamshire Council

Services: Gas, electric, mains water and mains drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,195,000

Gerrards Cross

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