

Highfields, Chiltern Hill Chalfont Heights



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A luxurious detached home located on the Chalfont Heights private estate, offering modern luxury with some period-style features.

Newly built in 2018, and presented to a high specification and with exceptional attention to detail, Highfields is approached through private electric gates which lead to a gravel drive with ample parking and a front garden. The entrance hall has a grand feel and leads to ground floor accommodation which comprises a cloakroom, study, sitting room, good sized family room, a large open plan kitchen/breakfast room with Dekton work surfaces, integrated appliances and bi-folding doors looking on to the garden. There is also a large utility room leading to a separate annexe with shower room.

On the first floor there is a large principal bedroom with walk-in dressing area leading on to a luxurious en suite with bath and shower. There are four further double bedrooms with fitted storage. Bedrooms two and three enjoy their own en suite facilities, while the family bathroom services bedrooms four and five. On the second floor there are a further two double bedrooms each with their own skylights.

Highfields boasts an extensive driveway with parking for numerous cars along with a newly built double garage with electric up and over doors and EV charging point.

The rear garden offers a high degree of privacy as it is screened by mature trees and hedging. The garden has a paved patio area with seating and BBQ area perfect for alfresco dining with steps leading down to a good-sized area of lawn; adjacent is a fully powered summer house / home office / home gym. The garden also offers outside lighting and electric points.



Location

Chalfont Heights is a private estate which is managed by a residents committee and is conveniently located for Chalfont St. Peter village centre - with a good selection of amenities including Marks & Spencer Foodhall, independent stores, public houses, a health centre, and leisure centre. Whilst Gerrards Cross mainline railway station and town centre is approximately 1½ miles away.

Nearby Gerrards Cross offers shopping facilities, including Waitrose and Tesco, as well independent stores, hotels, restaurants, cafés, public houses, a cinema, community library, health centre and an Everyman cinema. Sporting facilities 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 Chiltern Rail link to London Marylebone.

There are several excellent schools nearby, including the outstanding-rated Chalfont St Peter Infant School and The Chalfont's Community College for secondary. Grammar schools include Dr Challoner's Grammar School, Dr Challoner's High School, Beaconsfield High School and independents including Thorpe House School, St. Mary's School and Maltman's Green School.

Postcode region: SL9

General

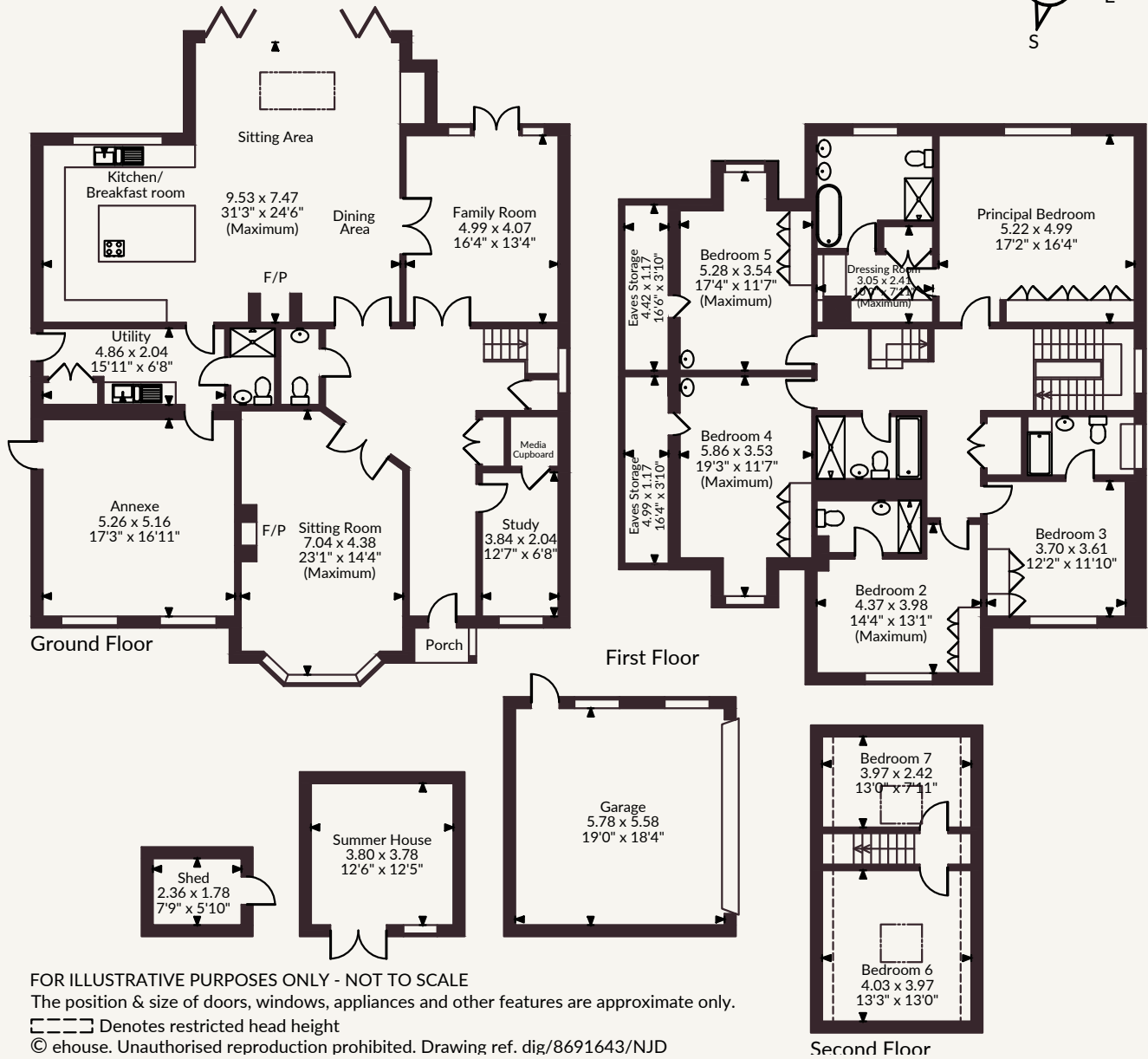
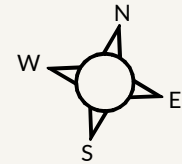
Local Authority: Buckinghamshire Council
Services: mains gas, electric, water and drainage
Council Tax: Band H
EPC Rating: B
Service and maintenance charges: £400 pa to Chalfonts Heights roads committee.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

4,658 sq ft (433 sq m)
Private estate location
Luxurious detached home
Principal suite with dressing area
Separate annexe
Freehold | Village

Asking price £2,500,000



Highfields, Chiltern Hill, Chalfont St. Peter, Gerrards Cross
 Main House internal area 4,111 sq ft (382 sq m)
 Garage internal area 347 sq ft (32 sq m)
 Outbuilding internal area 200 sq ft (19 sq m)
 Total internal area 4,658 sq ft (433 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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