



Foxwood House, Layters Green Lane, Chalfont St Peter,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Foxwood House

Layers Green Lane

Chalfont St Peter

Buckinghamshire

SL9 8TH

A highly attractive character residence enjoying light and luxurious accommodation throughout. This desirable family home enjoys a charming setting tucked away in its own plot, situated on the fringes of Chalfont St Peter and Gerrards Cross.

Chalfont St Peter village centre 0.9 miles,
Gerrards Cross train station 1.9 miles, (London
Marylebone 23 minutes), Heathrow Airport (T5)
13.7 miles, Central London approx. 23 miles

Entrance hall | Shower room | Drawing room
Family room | Study | Orangery | Kitchen/
breakfast room | Utility room | Principal
bedroom with dressing room and en suite
Four further bedrooms (two with en suite)
Family bathroom | Double garage with shower
room | Stable and store room | Gardens of
approximately 2.2 acres | EPC Rating C

The property

The house offers light-filled and spacious accommodation with tasteful decor throughout. Upon entering the property, you are greeted by a large entrance hall with a cloakroom/shower room and stairs leading to the first floor. The drawing room features a triple aspect with French doors opening to the garden and an impressive gas fireplace. The family room has bi-folding doors to the hall, allowing it to be separated or integrated for entertaining. The kitchen/breakfast room is beautifully appointed with hand-painted units, granite countertops, opening to a stunning orangery with lovely garden views.

From the large breakfast room, there is access to a fitted study overlooking the front. Additionally, there is a reception area with access to a shower room and a spiral staircase leading to a 26ft bedroom above the double garage.

On the first floor, a light and spacious landing leads to four bedrooms, three of which are en suite. The principal bedroom is particularly stunning, featuring a beautifully fitted dressing room and a central bathroom with double doors opening to a balcony. The family bathroom is also beautifully appointed.

Outside

The property is set back from the lane and approached through automated wrought iron gates, passing a beautiful natural pond and leading to a generous parking area in front of the attached and integrated 19' x 17' garage. The grounds are mainly laid to lawn, bordered by large specimen trees and extensive woodland, providing a high degree of privacy. A substantial patio terrace at the rear of the property is perfect for enjoying the afternoon sun and al fresco entertaining. The plot spans approximately 2.2 acres.

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 several excellent schools nearby, including the outstanding-rated Chalfont St Peter Infant School and The Chalfonts Community College for secondary. A range of 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.





Floorplans
House internal area 4,297 sq ft (399.3 sq m)
Outbuilding 253 sq ft (23.5 sq m)
For identification purposes only.



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.

Directions

From Strutt & Parker's Gerrards Cross office; head north-east on Packhorse Road towards Chalfont St Peter. After half a mile turn left onto Austenwood Lane and continue for approximately one mile along the road as it changes to Gold Hill West. Upon reaching Gold Hill West take the left hand fork and proceed past the common on your right and as you leave the Common behind, take the first turning on the left onto Layters Green Lane.

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and private septic tank drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC: C

Tenure: Freehold

Guide Price: £2,500,000

Gerrards Cross

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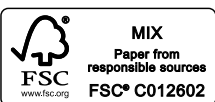
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