



# Green Hedges

Lincoln Road, Chalfont St Peter, Buckinghamshire



BNP PARIBAS GROUP 



## Located within the prestigious Chalfont Heights private estate.

A handsome five double bedroom family residence offering accommodation approaching 3,000 sq ft.



**4 RECEPTION ROOMS**



**5 DOUBLE BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**LANDSCAPED GARDEN**



**FREEHOLD**



**VILLAGE**



**2,998 SQ FT**



**OIEO  
£1,750,000**



### The property

Upon entering the property, you are welcomed by a spacious and light filled hallway that provides access to all four reception rooms, including a fully equipped kitchen / breakfast room. This leads through to a practical utility room with direct access to the rear garden.

Upstairs, the first floor hosts five generously proportioned bedrooms. The principal bedroom features a private en suite shower room and a dedicated dressing area, while a second bedroom also benefits from its own en suite. A modern family bathroom serves the remaining bedrooms.



## Outside

The property is approached via a sweeping driveway, offering ample parking for several vehicles and access to a spacious double garage.

To the rear, the beautifully landscaped gardens feature a generous patio area - perfect for al fresco dining and entertaining. Well stocked planted borders and mature boundaries provide both privacy and seclusion.

## Location

The property is located on the private Chalfont Heights development in Chalfont St Peter, a desirable village with a good selection of day-to-day amenities including Marks & Spencer Foodhall, independent stores, public houses, a health centre and leisure centre.

Nearby Gerrards Cross offers a wide 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.

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.



## Distances

- M40 (junction 2) approx. 6 miles
- M25 (Denham) approx. 5 miles
- London Heathrow Airport approx. 15 miles

## Nearby Stations

- Gerrards Cross Station 1.9 miles

## Key Locations

- Chalfont St Peter
- Gerrards Cross
- Beaconsfield

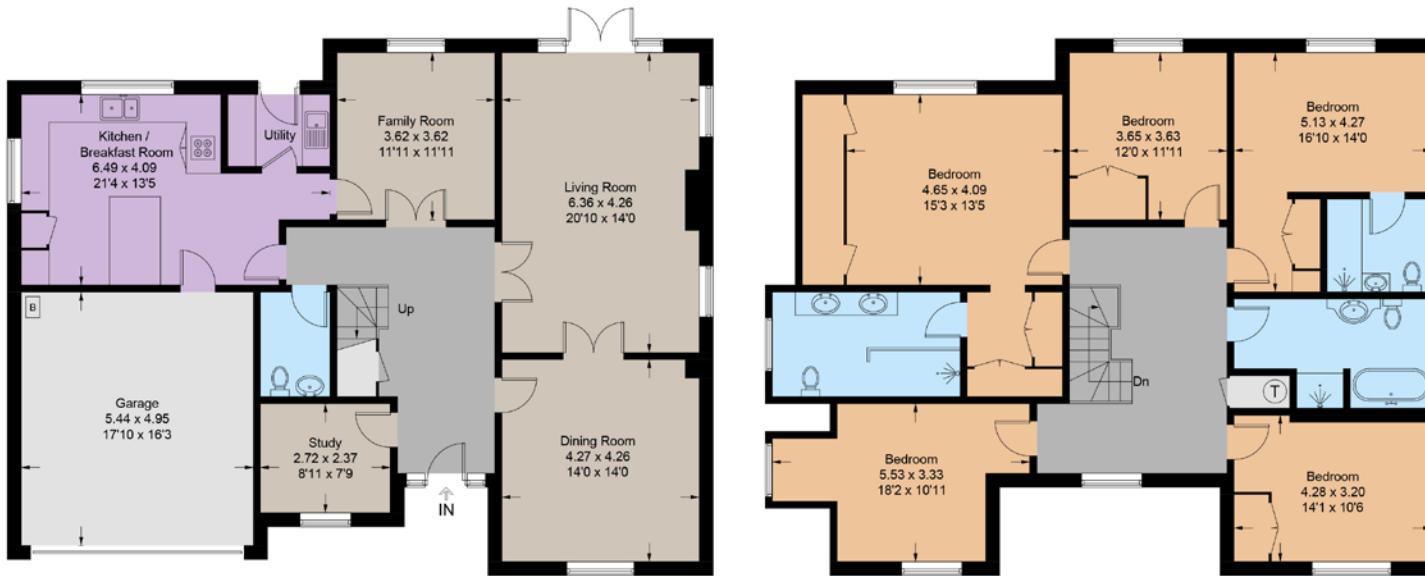
## Nearby Schools

- Thorpe House School
- Gayhurst School
- Maltman's Green School
- St Mary's School
- Dr Challoner's High School for girls
- Dr Challoner's Grammar School for boys
- Beaconsfield High School





Approximate Gross Internal Area  
Ground Floor = 144.8 sq m / 1,559 sq ft  
First Floor = 133.7 sq m / 1,439 sq ft  
Total = 278.5 sq m / 2,998 sq ft



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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## Floorplans

House internal area 2,998 sq ft (278.5 sq m)  
For identification purposes only.

## Directions

SL9 9TQ

what3words: ///using.exam.mull

## General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water & drainage

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

Council Tax: H

EPC Rating: C

Tenure: Freehold

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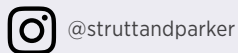
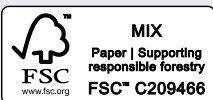
## Gerrards Cross

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