



The Spinney, Misbourne Avenue, Chalfont St Peter,
Buckinghamshire

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The Spinney

Misbourne Avenue

Chalfont St Peter

Buckinghamshire

SL9 0PF

A handsome detached period home with well proportioned accommodation, situated in a sought-after road with fabulous views over the Misbourne Valley.

Gerrards Cross town centre and station 3.0 miles (London Marylebone 23 minutes), Chalfont & Latimer Station 4.4 miles, M40 (Jct 1) 3.9 miles, M25 (Jct 16) 5.7 miles, Heathrow Airport (terminal 5) 13.7 miles, Central London approx. 23 miles

Entrance hall | Cloakroom | Drawing room
Dining room | Family room | Kitchen/breakfast room | Utility room | Study | Principal bedroom with en suite | Four further bedrooms | Family bathroom | Loft room, currently used as an office | Double garage | Gym | Gardens
EPC Rating C

The property

This beautifully presented detached home benefits from many charming character features, including exposed timbers and high ceilings indicative of this glamorous period.

The ground floor accommodation flows from a welcoming entrance hall, and includes a spacious family room, a well-proportioned dining room, and an elegant drawing room with an impressive fireplace. The kitchen/breakfast room is well-equipped with an excellent range of domestic appliances, ample cupboards, an island unit and space for breakfast table and chairs. An adjacent utility room offers space for laundry equipment. Also on the ground floor is a study and a cloakroom.

On the first floor, there are five generous bedrooms including a magnificent principal suite and a family bathroom. There is also a very useful loft room currently used as an office.

Outside

The Spinney stands majestically in its lovely gardens and is approached over brick paviour driveway, providing ample parking and access to a double garage. Attached to the garage is a room currently used as a gym.

The garden extends to both sides of the property and includes a sunny south-west facing terrace with fabulous views.

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.

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 or Chalfont & Latimer station only a 10 minute drive away. 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 3,272 sq ft (304 sq m)
Garage & Gym 591 sq ft (54.9 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 towards Chalfont St Peter. Descend the hill and at the roundabout take the first exit onto the A413. At the next roundabout take the second exit on to the continuation of the A413 towards Amersham. Go past the Tesco Express on your right hand side and take the second turning on the right into Misbourne Avenue. The property can be found towards the top on the right hand side.

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000

Gerrards Cross

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