



Penington Mews
3 & 4 bedroom new homes



01753 891188

Homes ready
to move into

Drury House
Austenwood Lane, Chalfont St Peter, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Brand new four bedroom end-of-terrace home, ready for occupation.

Superb specification with flexible accommodation over three floors



1 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



2 PARKING SPACES



PRIVATE GARDEN



FREEHOLD



VILLAGE



1,567 SQ FT



**GUIDE PRICE
£800,000**



The property

A beautifully constructed end-of-terrace townhouse by Oakford Homes, perfectly set in the picturesque village of Chalfont St Peter, Buckinghamshire. This stylish new home offers contemporary living combined with timeless charm, making it an ideal family residence.

The internal accommodation offers a welcoming entrance hall with cloaks cupboard and a cloakroom. The beautifully tiled flooring in this area flows seamlessly into a stylish, fully fitted kitchen. Features include a bespoke range of handleless cabinetry, feature lighting and composite stone worktops and upstands. There is a range of quality SMEG integrated appliances and a Quooker tap. The neighbouring reception room affords a double aspect with sliding glass doors providing views and access onto the private rear garden.

Situated on the first floor are two luxurious double bedrooms; both with floor to ceiling height wardrobes and serviced by well-appointed en suite shower

rooms. To the second floor is a principal bedroom suite, also with ample wardrobes and a further en suite shower. Completing the accommodation is a versatile fourth bedroom that could easily be utilised as a home office/study if required.



Outside

To the rear of the house is a private lawned garden and small paved patio that is enclosed by panel fences, whilst a gate to the rear opens onto the private courtyard and residents' parking area. There are two allocated spaces together with an electric vehicle charging point and covered pergola parking

Location

Drury House is enviably positioned in Chalfont St Peter – one of Buckinghamshire's most desirable villages, with quick and easy access to London. Residents will join a thriving community, with lots of activities and events throughout the year. Although Chalfont St Peter is essentially a village there are a wide selection of essential facilities within striking distance.

Chalfont St Peter enjoys a comprehensive High Street. An M&S Food Hall is surrounded by convenience stores and independent shops, including a bakery, greengrocer, Post Office and pharmacy. The Three Oaks, The Jolly Farmer and The Greyhound are just

three of the area's welcoming pubs offering traditional pub fare to fine dining. The village is also home to thriving independent businesses, such as Calme Health & Beauty, Olivers Opticians, and boutiques Adele Kelly and Pop & Moo. You can also meet friends for brunch at The Kitchen Larder, or enjoy craft beers at Vinny & Teds.

Just over a mile from Chalfont St Peter is the popular town of Gerrards Cross, home to an Everyman Cinema, supermarkets including a Waitrose, Tesco, cafés, restaurants and retail stores that line a vibrant High Street. There is a wide selection of places to drink and dine too, including The Journeyman, Fego, Lomito, Malik's and Jack & Alice.

Gerrards Cross's mainline train station is a commuter hub, with journey times of 19 minutes to London Marylebone, or 40 minutes to Bicester Village. Buckinghamshire has an exceptional reputation for state primary and secondary schooling together with grammar schools and a wide range of independent schools.



Distances

- Gerrards Cross 1.2 miles

Nearby Stations

- Gerrards Cross station 1.2 miles (Chiltern Line to Marylebone)
- Chalfont & Latimer station 5.8 miles (Metropolitan Line Zone 9)
- Slough station 7.6 miles (Elizabeth Line/crossrail)

Key Locations

- London heathrow Airport 13 miles
- London Luton Airport 26 miles

Nearby Schools

- Chalfont St Peter CofE School
- St Josephs Catholic Primary
- Robertswood School
- The Chalfonts Community College
- Dr Challoners Grammar and High Schools

- Beaconsfield High School
- Gayhurst Independent School
- Maltmans Green Independent School
- St mary's independent School
- Thorpe House Independent School



Approximate Gross Internal Area
 Ground Floor = 51.2 sq m / 551 sq ft
 First Floor = 50.7 sq m / 546 sq ft
 Second Floor = 43.7 sq m / 470 sq ft
 Total = 145.6 sq m / 1567 sq ft

 = Reduced headroom below 1.5m / 5'0



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 1,567 sq ft (145.6 sq m)
 For identification purposes only.

Directions

SL9 9DB

///what3words: this.chef.assist

General

Local Authority: Buckinghamshire Council

Services: mains electricity, water and drainage

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

Council Tax: TBC (new build)

EPC Rating: B

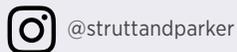
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