



4 Penshurst Close
Chalfont St Peter, Buckinghamshire

A deceptively spacious four bedroom detached house located in a quiet cul-de-sac close to Gold Hill Common.

This well presented house is offered for sale with the benefit of no onward chain.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY PARKING



SECLUDED GARDEN



FREEHOLD



VILLAGE



2,448 SQ FT



**OIEO
£1,000,000**



The property

A delightful family home tucked away in a peaceful cul-de-sac, conveniently located within easy reach of both Chalfont St Peter and Gerrards Cross Village centres, and just a stone's throw from Gold Hill Common.

The front door opens into an entrance porch which in turn leads into the entrance hall, featuring attractive wood-effect tiled flooring, a useful cloaks cupboard and a downstairs cloakroom. The generous kitchen breakfast room is fitted with a range of attractive units complemented by granite work surfaces and a central island unit with a wooden work surface and storage cupboards beneath. Integrated appliances included a gas hob, dishwasher and double oven with space provided for an American style fridge freezer. There is ample space for breakfast table and chairs. Open to the kitchen is a large light filled dining room with full width bifold doors leading into the garden.

Double doors lead into an impressive drawing room also approached from the entrance hall and featuring a stone fireplace with inset woodburning stove. Also on the ground floor is a particularly spacious sitting room with twin front facing windows, and a laundry room with space for a washing machine, tumble dryer and a butlers sink.

On the first floor, four double bedrooms flow from the landing, including the principal suite with a full width range of wardrobes and an en suite bathroom. Bedroom two includes a built in double wardrobe, a vanity unit, and a shower. Bedroom three also has a fitted wardrobe, while bedroom four is currently used as a dressing room with low-level cupboards and an integrated dressing table. The main family bathroom includes a shower enclosure, low-level WC, and a wash basin.



Outside

To the front there is driveway parking for two cars with an adjacent open plan area of lawn. Gated side access leads to the rear garden which offers a patio area and shaped lawn, all well screened with tall trees shrubs and bushes providing excellent privacy.

Location

Chalfont St Peter, a picturesque village, enjoys an enviable location near the charming Gold Hill Common - a beautiful open space perfect for leisurely walks and outdoor activities. The village itself offers a delightful array of local amenities, including boutique shops, an artisan bakery and coffee houses. For everyday essentials, residents benefit from a well-stocked M&S Simply Food and a newly opened Tesco Express. The area is renowned for its excellent public houses and a diverse selection of restaurants.

For broader shopping and entertainment, Gerrards Cross town centre is approximately 1.1 miles away

providing comprehensive facilities such as Waitrose, Tesco, various hotels and an Everyman cinema.

The Chiltern Line Railway Station offers fast services to London Marylebone, with journey times of around 20 minutes.

Buckinghamshire is celebrated for its outstanding educational options, both state and independent schools.



Distances

- Gerrards Cross approx. 1 mile
- London Heathrow approx. 15 miles

Nearby Stations

- Gerrards Cross approx. 1.6 miles
- Chalfont & Latimer approx. 6 miles

Key Locations

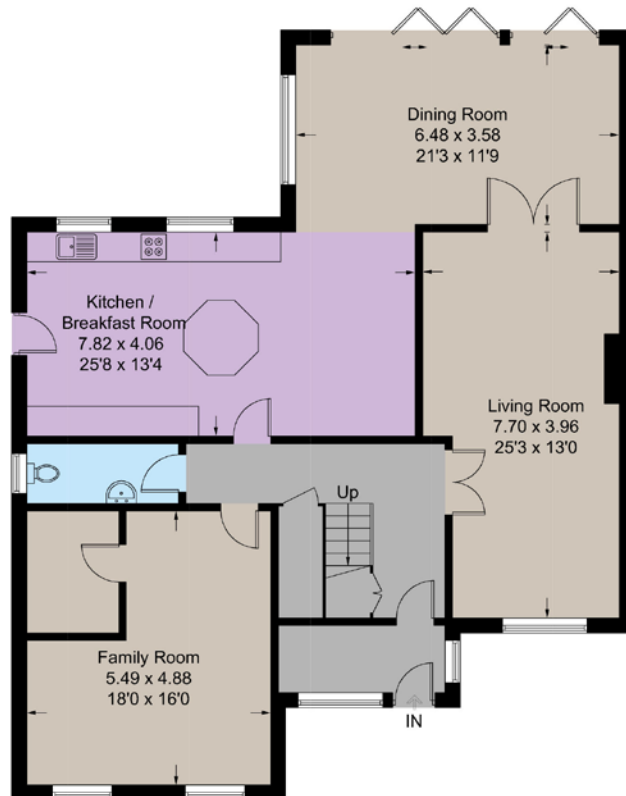
- Gerrards Cross Town approx. 1 mile
- Beaconsfield Town approx. 4 miles

Nearby Schools

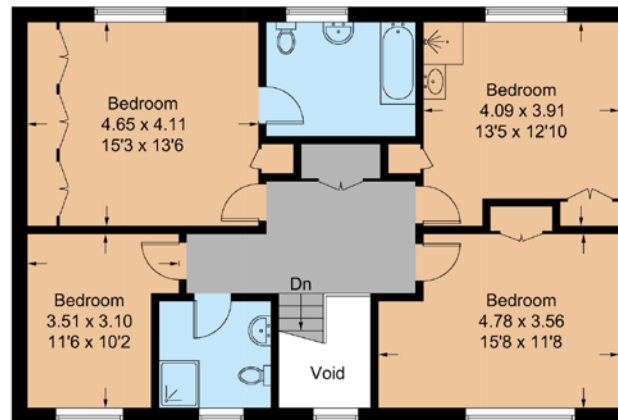
- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- Thorpe House
- Gayhurst
- St Mary's School
- Chalfont Community College
- Dr Challoner's High School for Girls
- Dr Challoner's Grammar School for Boys



Approximate Gross Internal Area
 Ground Floor = 139.3 sq m / 1,499 sq ft
 First Floor = 88.2 sq m / 949 sq ft
 (Excluding Void)
 Total = 227.5 sq m / 2,448 sq ft



Ground Floor



First Floor

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 2,448 sq ft (227.5 sq m)
 For identification purposes only.

Directions

SL9 9HB

what3words: ///hers.ducks.puff

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

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

Council Tax: Band G

EPC Rating: C

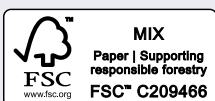
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Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com
[struttandparker.com](https://www.struttandparker.com)



@struttandparker

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