



4, Ravensmead  
Chalfont St Peter, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A charming detached three bedroom home ideally located in a delightful private cul de sac in Chalfont Common

A charming detached three bedroom home ideally located in a delightful private cul de sac in the popular Chalfont Common side of the village. This property also features a double length garage and good size gardens.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**LOVELY GARDENS**



**FREEHOLD**



**RURAL**



**1,921 SQ FT**



**GUIDE PRICE  
£995,000**



### The property

This high specification property has been updated and improved upon by the current owners and offers well-balanced accommodation.

On the ground floor, the hallway gives access to the light and airy living/dining room with doors onto the rear garden. The kitchen/breakfast room is comprehensively fitted and features integrated appliances. From the kitchen a wide opening leads onto a delightful garden room. There is access into the double length garage with a study area and store at one end. A downstairs cloakroom completes the ground floor accommodation.

On the first floor there are three bedrooms, all equipped with fitted wardrobes and family bathroom. The principal bedroom also benefits from an en suite bathroom.



## Outside

The property is ideally located towards the end of a delightful private cul de sac. The house itself is approached over a shingle driveway with lawned border with parking and access to the tandem length garage with a roller shutter, power and light. A secure gated side access leads to the rear garden which is of a particularly good size, and has been extensively landscaped in recent years, with a large level lawn surrounded with extremely well planted borders including maure and semi-mature shrubs, a pergola seated area and a large patio area ideal for al fresco dining and entertaining.

## Location

Chalfont St Peter boasts day to day amenities including M&S Foodhall, Tesco, Costa as well as independent stores, pubs and a community library.

Nearby Gerrards Cross offers a wider range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, an Everyman cinema, and superb Chiltern Rail link to

London Marylebone. There are excellent road links, with the M25 and M40 easily accessible, while Gerrards Cross mainline station, with its fast route to London Marylebone (20 minutes). The stunning Chiltern Hills area of outstanding natural beauty is also within easy reach.

South Buckinghamshire is renowned for its excellent range of state and independant schooling for boys and girls.



## Distances

- London Heathrow airport approx. 15 miles

## Nearby Stations

- Gerrards Cross station approx. 2.5 miles
- Amersham station approx. 5.4 miles

## Key Locations

- Chiltern Open Air Museum
- Black Park Country Park
- Bekonscot Model Village & Railway

## Nearby Schools

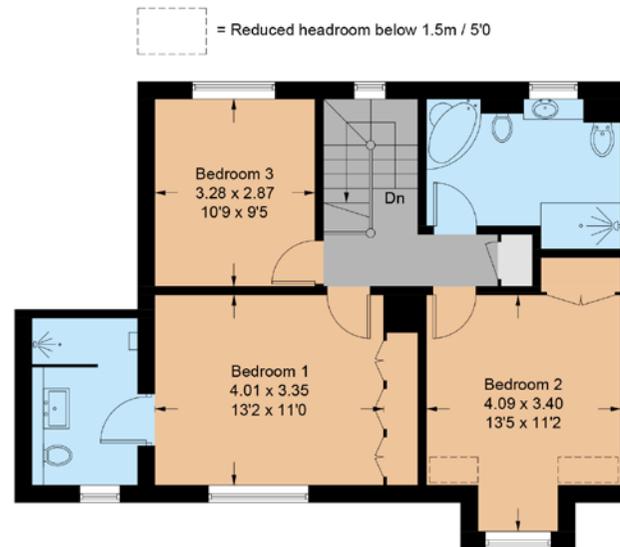
- Robertswood School (Primary school)
- Chalfont St Peter Infant School
- Gayhurst School
- St Mary's School
- Thorpe House
- The Chalfont Community College
- Dr Challoner's High School for Girls
- Dr Challoner's Grammar School for Boys
- Beaconsfield High School for Girls



Approximate Gross Internal Area  
 Ground Floor = 116.5 sq m / 1,254 sq ft  
 (Including Garage)  
 First Floor = 62.0 sq m / 667 sq ft  
 Total = 178.5 sq m / 1,921 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 1,921 sq ft (178.5 sq m)  
 For identification purposes only.

### Directions

SL9 ONB

what3words: ///worked.shells.plants

### General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, 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: D

Tenure: Freehold

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## Gerrards Cross

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