



33 The Rowans

Chalfont St Peter, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A lovely four bedroom detached family home close to the village of Chalfont St Peter

Set on a sought-after residential road, this well-presented four bedroom home offers spacious, light filled and versatile layout.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**LANDSCAPED GARDEN**



**FREEHOLD**



**VILLAGE**



**2,064 SQ FT**



**GUIDE PRICE  
£1,250,000**

### The property

A welcoming entrance hall with wooden flooring flows through to the main living areas, including two large reception rooms. The open plan kitchen/breakfast room is fitted with integrated appliances and plenty of work surfaces. A central breakfast bar and overhead roof lantern create a light and sociable space for entertaining. There is also a cloakroom on the ground floor.

There are four good size bedrooms. Three doubles are served by a family bathroom while the fourth has a second bathroom, ideal for guests.

Full planning consent has been granted to expand the property to over 3,000 sq ft. Planning reference (PL/23/2473/FA).



## Outside

To the front of the property there is ample parking for several cars along with an integral garage. The rear garden is mainly laid to lawn with a patio area ideal for entertaining and al fresco dining. The garden also features a fully powered and insulated garden office/hobby/playroom.

## Location

Ideally situated close to the desirable village of Chalfont St Peter, offering a good selection of day-to-day amenities including M&S Foodhall, a newly opened Tesco Express, independent stores, artisan bakery, cosy coffee houses, traditional tailor, a health centre and leisure centre.

For broader shopping and entertaining, Gerrards Cross town centre is just 1.3 miles away, providing comprehensive facilities such as Waitrose, various hotels, restaurants and an Everyman cinema. The Chiltern Line Railway Station offers fast services to London Marylebone, with journey times of around 18 minutes.

Transport links are excellent, with M40 (Jct 1, Denham) approximately four miles away, connecting to the national motorway network and major international airports.

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



## Distances

- London Heathrow Airport approx. 13.8 miles

## Nearby Stations

- Gerrards Cross approx. 1.4 miles

## Key Locations

- Gerrards Cross Golf Club
- Bulstrode Park
- Chiltern Open Air Museum

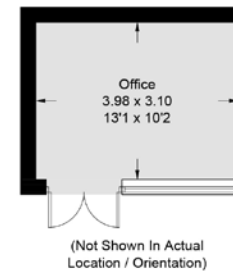
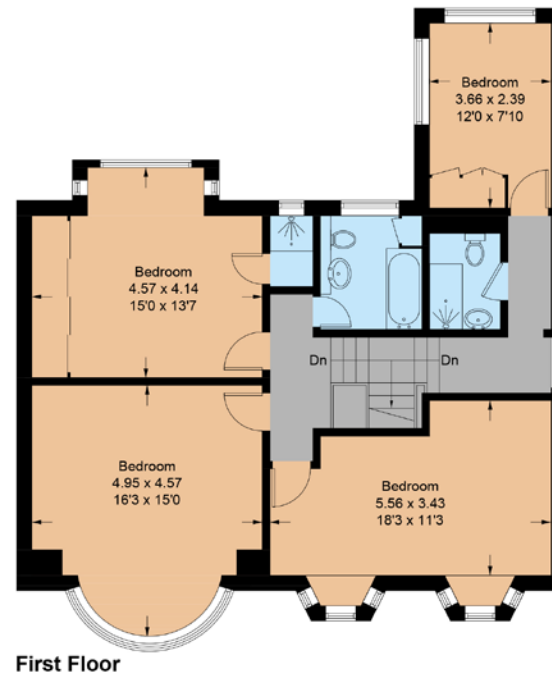
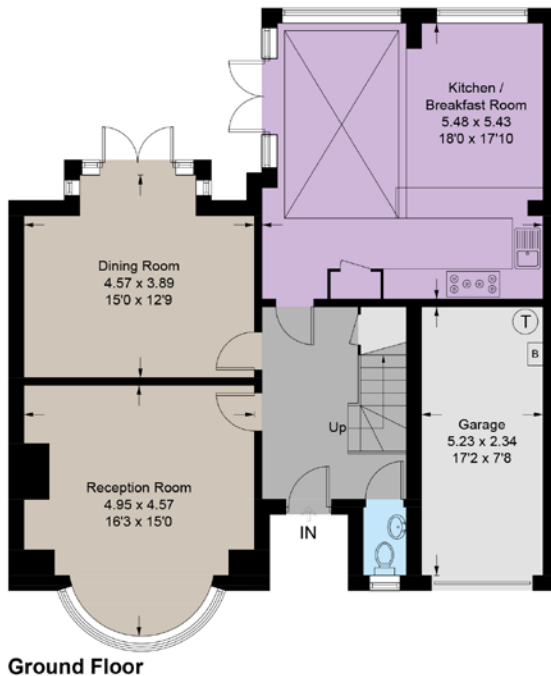
## Nearby Schools

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





Approximate Gross Internal Area  
 Ground Floor = 79.9 sq m / 860 sq ft  
 First Floor = 86.6 sq m / 932 sq ft  
 Garage / Office = 25.3 sq m / 272 sq ft  
 Total = 191.8 sq m / 2,064 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 2,064 sq ft (191.8 sq m) including garage and office space  
 For identification purposes only.

## Directions

SL9 8SE

what3words: ///beard.fixed.gifts

## 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:** G

**EPC Rating:** E

**Tenure:** Freehold

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

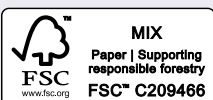
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## Gerrards Cross

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