



Lincoln House, Woodside Hill, Chalfont Heights,
Gerrards Cross, Buckinghamshire

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Lincoln House Woodside Hill Chalfont Heights Gerrards Cross Buckinghamshire SL9 9TF

A handsome and impeccably presented detached residence built in 1935 by renowned local builder YJ Lovell. The property is set within immaculately tended gardens approaching 3/4 of an acre.

Gerrards Cross train station 1.9 miles, London Marylebone, 23 mins), Chalfont St Peter 0.8 miles, M40 (Junction 1) 4.3 miles, London Heathrow Airport (terminal 5) 12.7 miles, central London approx. 23 miles

Reception hall | Living room | Dining room
Sitting room | Study | Kitchen/breakfast room
Utility room | Pantry | Orangery | Cloakroom
Principal bedroom with en suite | Four further bedrooms | Family bathroom | Shower room
Double garage | Single garage | Plot circa 0.75 of an acre | EPC Rating D

The property

Upon entering the property the entrance porch opens into the grand reception hallway and immediately the sense of ambience can be felt with immense character combining solid wood flooring and wood panelling to the walls. From here, access is provided to the living room, dining room, study, sitting room and kitchen.

The handmade bespoke kitchen is beautifully equipped with a stylish range of fitted units and appliances leading through to the walk-in pantry area and utility room thereafter. Also from the kitchen the wide opening leads to the superb orangery with a vaulted ceiling and delightful views of the gardens.

On the first floor, access is provided to all of the five bedrooms including the principal bedroom with en suite bathroom. There is also a family bathroom and a shower room.

Outside

The property offers parking for several cars, a double garage and separate single garage.

The grounds surrounding the property are impeccably tended with the whole plot approaching 0.75 of an acre.

Location

The property is located on the private Chalfont Heights development in Chalfont St Peter, a desirable village with a good selection of day-to-day amenities including supermarkets, independent stores, public houses, a health centre and leisure centre.

Nearby Gerrards Cross offers a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey. Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

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.





Floorplans

House internal area (including integral garage) 3,750 sq ft (348.4 sq m)

Garage 240 sq ft (22.3 sq m)

Total 3,990 sq ft (370.7 sq m)

For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross proceed north towards Chalfont St Peter and at the roundabout go straight on. After a very short distance at the 'T' junction turn left and the road naturally sweeps round to the right and up the hill into Chalfont Heights. Lincoln Road can be found on the left hand side and the property can be found just after this on the left.

General

Local Authority: Chiltern District Council

Services: Mains gas, electric, water and drainage

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,500,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross, SL9 8PJ

01753 891188

gerrards.cross@struttandparker.com

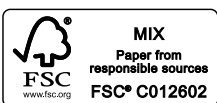
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