



Maples, Woodside Hill, Chalfont St Peter

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**STRUTT
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BNP PARIBAS GROUP 

Maples

Woodside Hill

Chalfont St Peter

Buckinghamshire

SL9 9TD

A stylish detached five bedroom home located on a prestigious private estate and within fabulous south facing grounds of approaching half an acre.

Entrance hall | Sitting room | Snug | Study
Living/dining/kitchen | Utility room | Downstairs cloakroom | Five bedrooms | Four bathrooms (three en suite) | Fabulous gardens | Large outbuilding | Ample parking | Double garage
Twin electric gates | EPC C

The property

This splendid home was completely renovated and extended approximately 10 years ago, although still offers excellent scope for further enlargement (STPP). It sits in glorious gardens of approximately half an acre and boasts an enviable position on this prestigious private estate.

The bright and light accommodation includes three reception rooms and a huge kitchen/ dining/ living room with wide bi folding doors onto the terrace and rear garden. The kitchen area features a large island unit with an inset five ring gas hob. There are ample cupboards and an excellent range of domestic appliances. An inset woodburning stove creates a lovely focal point in the living area. Just off the kitchen is a well equipped utility room again with a good range of cupboards and twin sinks.

On the first floor, the landing leads to four bedrooms and the family bathroom. The principal bedroom includes an en suite with walk-in shower and dressing area with excellent clothes storage space. Bedroom two also has an en suite shower room. There is a further

bedroom on the second floor, again with en suite shower room.

Outside

Maples is approached through twin electric gates leading to a large parking area and access to a double garage. The south facing rear garden is a wonderful feature, screened by mature hedging and laid mainly to lawn interspersed with flowerbeds and borders. To the rear is a large outbuilding with power light and a roller shutter door. Adjacent to the rear of the house is a fabulous terrace with electric awning creating an ideal space for outside entertaining.

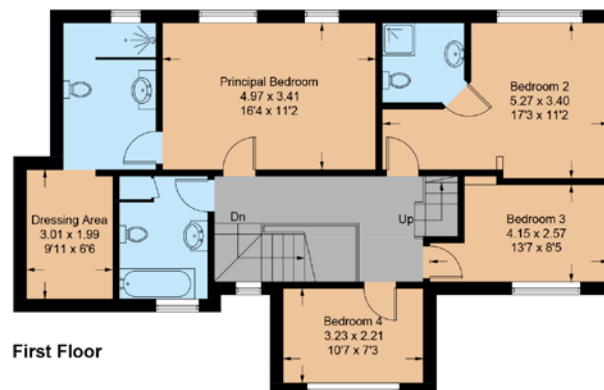




Approximate Gross Internal Area
 Ground Floor = 170.8 sq m / 1,838 sq ft
 First Floor = 87.4 sq m / 941 sq ft
 Second Floor = 28.8 sq m / 310 sq ft
 Garden Store = 24.6 sq m / 265 sq ft
 Total = 311.6 sq m / 3,354 sq ft



Second 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.

Directions

What3words:///decreased.cherry.beam

General

Local Authority: Chiltern Council

Services: Mains gas, electric, water and drainage.

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

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,850,000

Gerrards Cross

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