

# CHALKPIT HOUSE

KNOTTY GREEN • BUCKINGHAMSHIRE







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*A charming period house with enormous potential and commanding views over open countryside. The property offers a rare opportunity to create a new dwelling in this unique position (subject to obtaining the necessary planning consent).*

**Ground floor:**

Entrance hall • Kitchen • Dining room • Study • Drawing room  
Family room • Utility room • Boiler room • Store

**First floor:**

Master bedroom with en suite bathroom and walk in wardrobe  
2 Further bedrooms with en suite bathrooms  
1 Further bedroom with en suite bathroom and dressing room

Gardens and paddock

**In all approximately 3 acres**

Beaconsfield New Town 1.6 miles • Beaconsfield Old Town 2.4 miles • Amersham 4.7 miles  
Gerrards Cross 6.9 miles • London Heathrow 16.6 miles • Central London 28.4 miles  
(Distances are approximate)



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Your attention is drawn to the Important Notice on the last page of the brochure.



## Beaconsfield

The property is located just over 1.6 miles from the popular commuter town of Beaconsfield, which has a wide range of boutique shops, restaurants and a large Waitrose and Sainsbury's.

The town is particularly well served for communication links, with the journey to London Marylebone taking approximately 23 minutes on the Chiltern Line. For the motorist, junction 2 of the M40 is about 3.9 miles away, giving wider access to the national motorway network.

Buckinghamshire is renowned for its schooling and still retains the grammar school system, including The Royal Grammar and Wycombe High, both in High Wycombe, and Beaconsfield High School in Beaconsfield. Excellent preparatory schools available in Beaconsfield itself include Davenies for boys and High March for girls.

The area is well served for sporting facilities including rugby, golf and cricket clubs as well as the Cliveden Spa, just south of Beaconsfield.





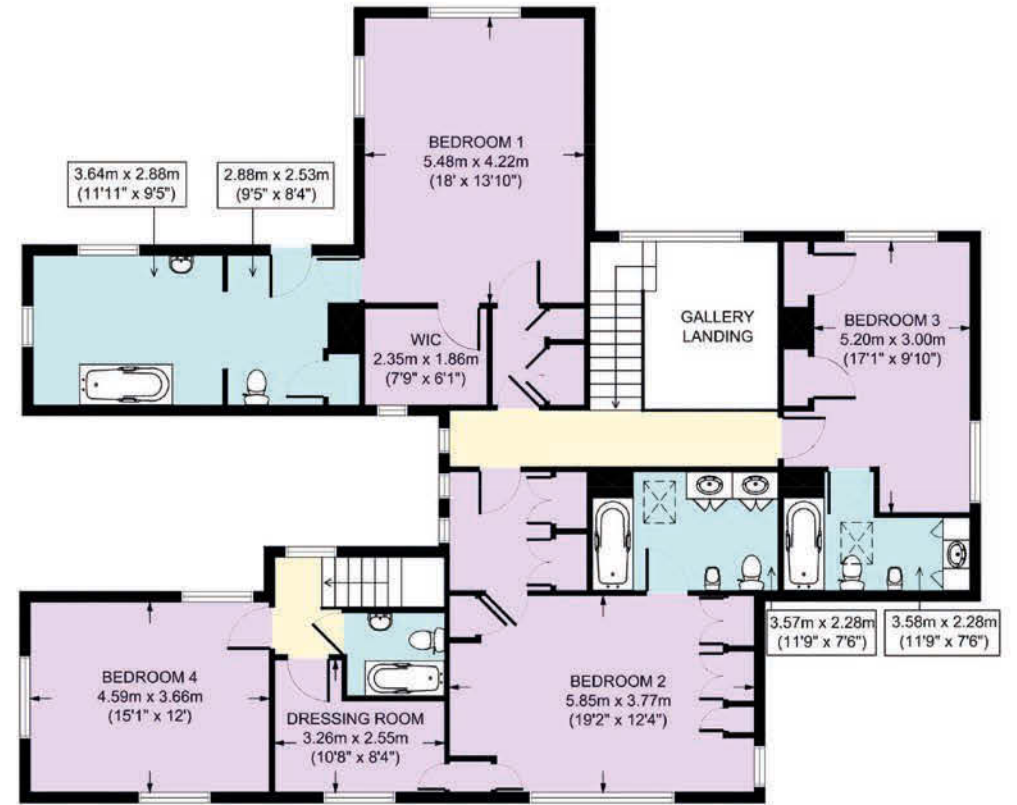
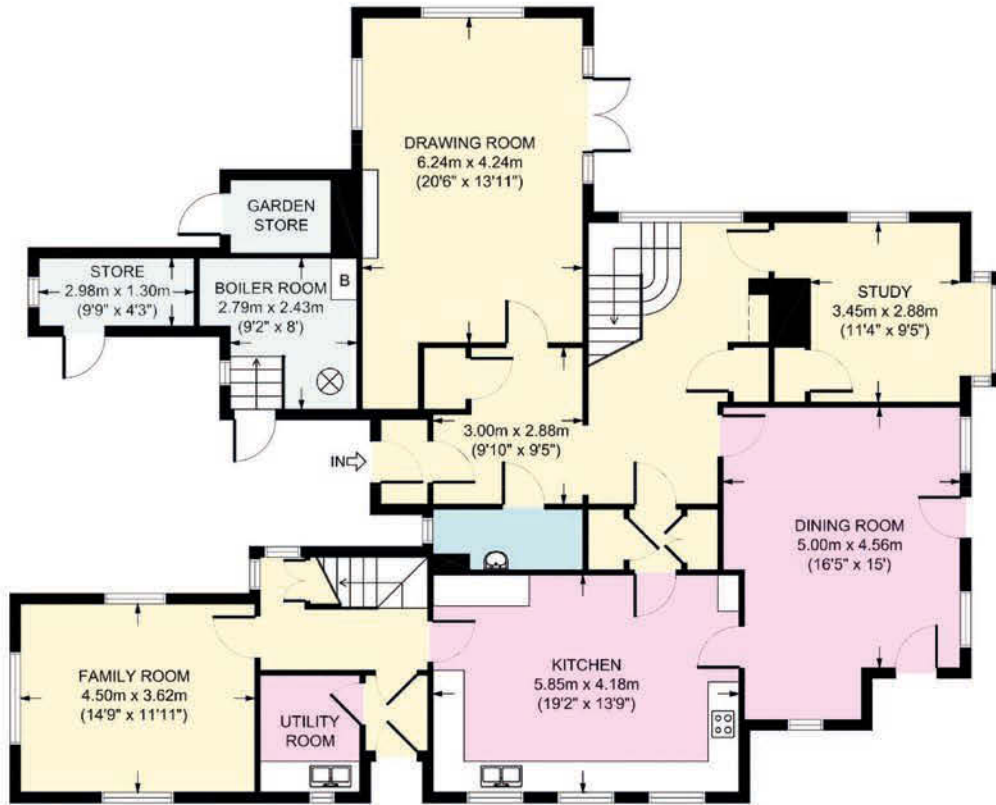
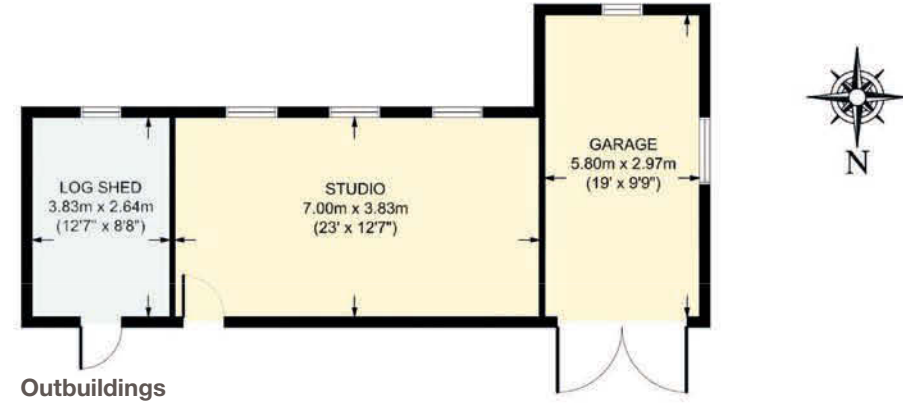
## Chalkpit House

A lovely period house occupying a desirable location between Beaconsfield and Penn with views over adjoining countryside. Formerly three cottages, they were conjoined in 1985 to create this substantial family home. The property offers significant potential to develop and create a bespoke country house in this much sought after position.

Chalkpit House is accessed via a double driveway and has private parking for several cars. The immediate gardens are well tended, with fenced and hedged paddocks making up the remaining acreage.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**  
4230 sq ft / 393 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."

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## Services

Mains electricity, water and drainage. Gas fired central heating.

## Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Chiltern District Council. Telephone 01494 729000.

## Directions (Postcode HP9 2TY)

Exit the M40 at J2 and follow the A355 towards Beaconsfield. At the large roundabout turn left onto the A40 and proceed straight over the next mini roundabout. At the next large roundabout turn right onto Aylesbury End towards the Old Town. Proceed straight and out of the New Town onto the Penn Road as the road bends to the left, turn right towards Coeshill. The driveway to Chalkpit House will be found on the right hand side after about 100 metres.

## Viewings

All viewings to be arranged strictly by appointment via Knight Frank.

