



54, Denham Lane,  
Chalfont St Peter, Buckinghamshire SL9 0ES

Peter Scott   
ESTATE AGENTS

Situated on a mature one third acre west backing plot is this substantial five bedroom family home. The property is thoughtfully designed and refurbished to a very high standard. The well proportioned accommodation is centred around a generous reception hall and galleried landing. In addition is a one bedroom annex providing flexible living accommodation. Overall, the plot amounts to around one third of an acre, with a dual entrance drive with an 83ft road frontage and 125ft west backing rear garden.

Tenure: Freehold EPC Rating: C Council Tax Band: G

Outstanding detached home of great proportions

Situated in a one third acre garden plot

Spacious dual family accommodation over two floors

Separate annex with own entrance, living/kitchen, double bedroom and ensuite

Superb kitchen/dining/family room with bi-fold doors to garden

Drawing room, home office and games room

Garage, utility room and substantial chalet in garden

Rear garden of around 125' deep and west backing

83' road frontage to Denham Lane with dual entrance

Huge loft space ideal for conversion if required

Denham Lane is a semi rural lane in Chalfont St Peter starting in Denham and leading to Chalfont St Giles. The lane has some of the finest homes in Chalfont Common and is regarded as a convenient and prestigious location. Nearby are Robertswood School (3yrs to 11yrs), local bus services and open countryside and woodland.

The historic village of Chalfont St Peter offers everything for the daily shopper.

For the commuter, the A413 dual carriageway offers swift access to the A40/M25 and the Chiltern Line railway station at Gerrards Cross (10 minutes drive away) provides fast train access to Marylebone (20 minutes direct line).









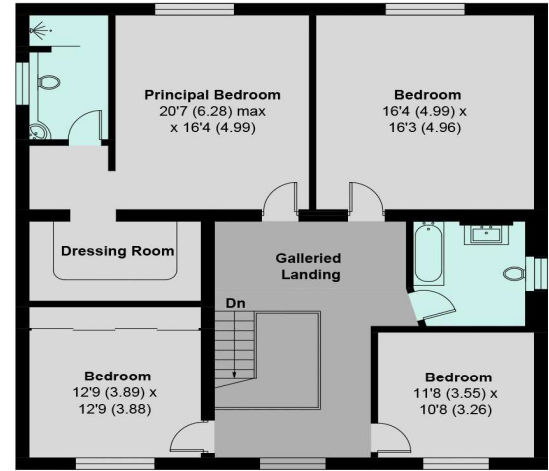






(Not Shown In Actual Location / Orientation)

**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area - 3,930 sq ft / 365.1 sq m (Including Garage)  
 Garden Room / Gym / Office - 229 sq ft / 21.3 sq m  
 Total - 4,159 sq ft / 386.4 sq m

This plan is for guidance only and not drawn to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them. CJ Property Marketing Ltd Peter Scott Property Co. UK 01494 870 633

**Peter Scott**