



Robin Cottage, Gravel Hill,
Chalfont St Peter, Buckinghamshire SL9 0NP

A charming period cottage located in Chalfont St Peter close to local amenities. This detached home provides spacious accommodation set out over two floors with generous room sizes throughout. Robin Cottage retains much original character and is the perfect home for the buyer seeking a unique property situated in a convenient location. The property has a gated access into a pretty, walled courtyard area giving access to the garage and two parking spaces. There is a pergola covered with a mature wisteria adding to the ambience with access to the well cared for terraced garden. The gardens have been thoughtfully planted with a variety of mature plants, shrubs and trees providing both flowers as well as fruit. This delightful garden has a patio to the rear and side of the cottage, garden tap with gardeners sink, potting shed and an irrigation system. The garden is terraced with the top tier having a level lawn. Tenure: Freehold EPC rating: D Council Tax Band: G

Charming detached character cottage

Three good size bedrooms

Ensuite bathroom, family bathroom and cloakroom wc

Sitting room, living room, dining area and home office

Fitted kitchen with appliances and garden view

Garage, driveway and double gates

Pretty terraced garden

Village centre 10 minute's walk

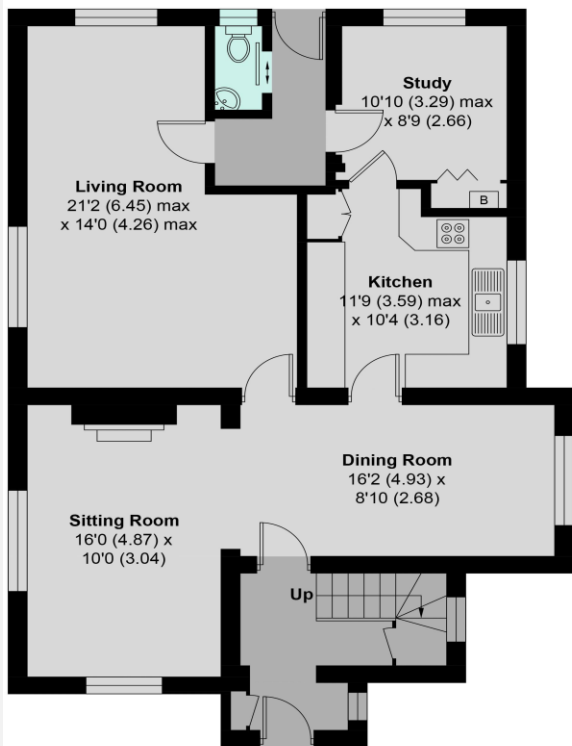
Railway station at Gerrards Cross 10 minutes drive

Robin Cottage is situated in the section of Gravel Hill that is set back from the Amersham Road and screened by a mature copse. There is a Tesco Metro store/petrol station about 60m further up the road and access to the Misbourne valley and South Bucks Way is a couple of minutes walk away. Chalfont St Peter has excellent schools providing a wide choice for all ages. Grammar schools are nearby at Amersham and Little Chalfont with bus services provided for students passing the 11+ exam. For all school catchment areas and before deciding to purchase this home based on your schooling preference, please contact Buckinghamshire County Council.

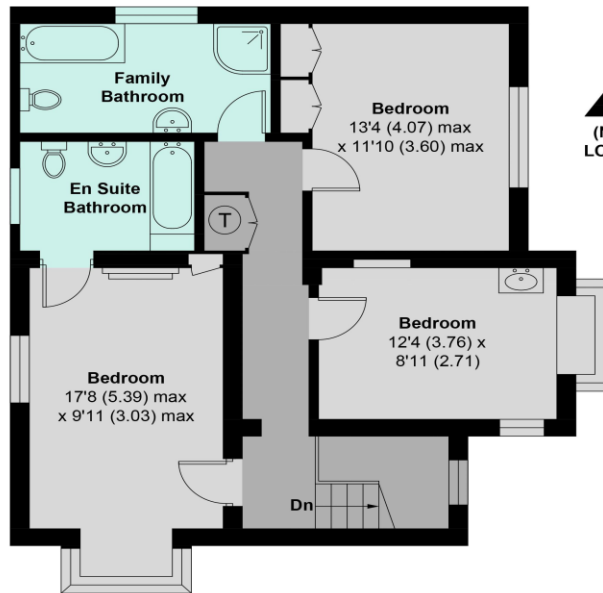




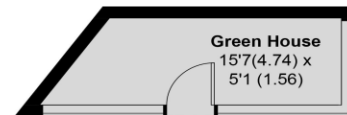




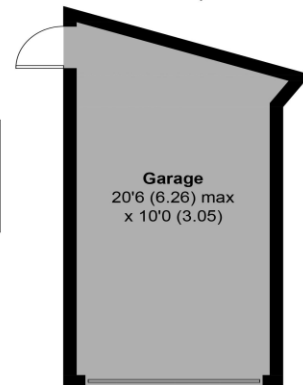
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Approximate Area - 1,714 sq ft / 159.2 sq m (Excluding Garage / Green House)

This plan is for guidance only and not draw 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.

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