



Kincraig

Chalfont St. Peter, Buckinghamshire

ANDREW RILEY

KINCRAIG, CHALFONT ST. PETER



Details



- Detached five-bedroom home
- Four versatile reception rooms
- Private and sunny rear garden
- Detached double garage
- Prime location
- Excellent school catchment

PROPERTY PROFILE

This modern five-bedroom detached home offers generously proportioned accommodation arranged across two floors, designed with family life in mind. Positioned on a sought-after road on the Chalfont Common side of the village, the property balances functional space with a welcoming atmosphere.

A large entrance hall leads to a series of well-defined reception rooms, including a bright living room with French doors opening to the rear terrace, a formal dining room, a cosy sitting room, and a private study. The contemporary kitchen/breakfast room is fully integrated and complemented by a separate utility room, ensuring practical day-to-day living.

Upstairs, five bedrooms provide ample space for family or guests, with the principal and guest bedrooms benefiting from en suite facilities, while a stylish family bathroom serves the remaining rooms. Double glazing throughout ensures comfort and energy efficiency.

The front of the property offers a wide driveway with off-street parking for several vehicles and access to a detached double garage.

To the rear, a spacious, secluded garden is mainly laid to lawn and bordered by mature planting, creating a peaceful retreat ideal for family enjoyment or entertaining.

This appealing home is offered with no onward chain and is ready for occupation.

Location

THE NEIGHBOURHOOD

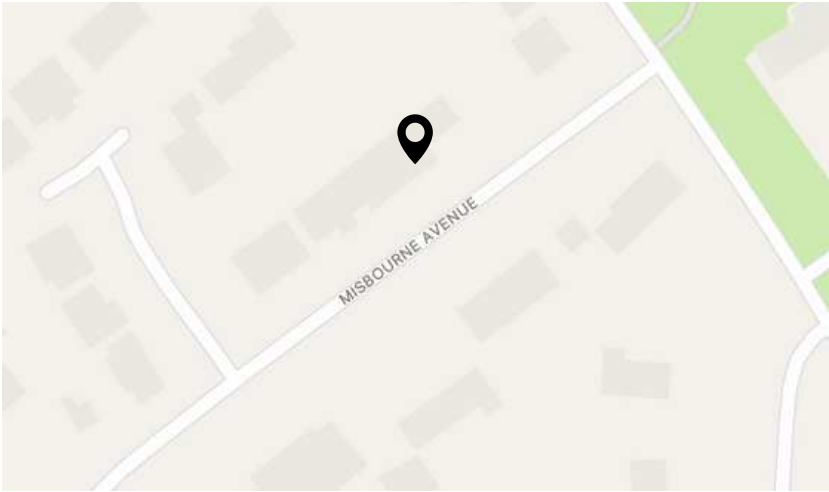
Positioned within easy reach of Chalfont St Peter’s village centre, this home is close to scenic countryside walks and highly regarded schools including Robertswood and Chalfont St Peter Academy.

It falls within catchment for the esteemed Dr Challoner’s Grammar Schools. Gerrards Cross station, just a short drive away, provides fast rail connections to London Marylebone in 18 minutes, offering an ideal balance of rural charm and commuter convenience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

		74 C	82 B
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Kincaig,
Misbourne Avenue,
Chalfont St. Peter,
Gerrards Cross,
Buckinghamshire,
SL9 0PD









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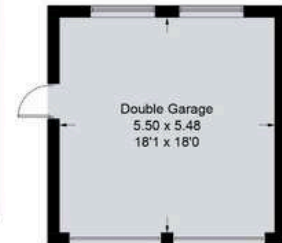
Approximate Gross Internal Area = 242.9 sq m / 2,614.6 sq ft
(Including Garage)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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.

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