




brown & merry
Country House
& Farm Sales

Amersham Road, Chalfont St. Peter, SL9 0PA

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THE MAIN HOUSE

Character cottage overlooking the Misbourne Valley on the edge of the village of Chalfont St Peter. The house is 2,804 sq ft including separate modern oak barn and workshop, and is accessed down a gravel drive to an almost half acre private plot, with a lawned garden which is edged by trees and an ancient shallow chalk stream. The location has popular local schools, including top rated state grammar schools, community college and several private schools. Good choice of transport with Chiltern Rail only 25 minutes into London and the Metropolitan Line to the City is nearby.

On the ground floor you will find entrance hall with stairs leading to the first floor, door to the snug and taking a few steps down you will find the good-sized light living room. Opening out into the Lansdowne Conservatory with its two sets of French doors out to the gardens. Further ground floor accommodation includes the generous 17th century snug with its beautiful inglenook fireplace, a breakfast room and dining room, also boasting an inglenook fireplace with attractive log burner and access to the walled terrace with grape vine.





All of these rooms are linked via the open, country style kitchen with its handmade wooden units, butler sink, butchers block and space for range cooker. The utility/boot room which has a stable door leading back out to the front of the house has stairs to the first floor and storage behind a wall of cupboards concealing washing machine and dryer with marble work surface above and shelving, larder, and broom cupboard. The dining room has a further inglenook fireplace with a large wood burner and also has access to the garden. Rising to the first floor via either of the two stairways you will find four bedrooms, two large doubles, one with beamed vaulted ceiling, wooden floor and small Georgian fireplace and the other with double aspect windows overlooking the garden and green belt and two walls with built in wardrobes. The other two double bedrooms also offer character and finishes off the bedroom accommodation perfectly.

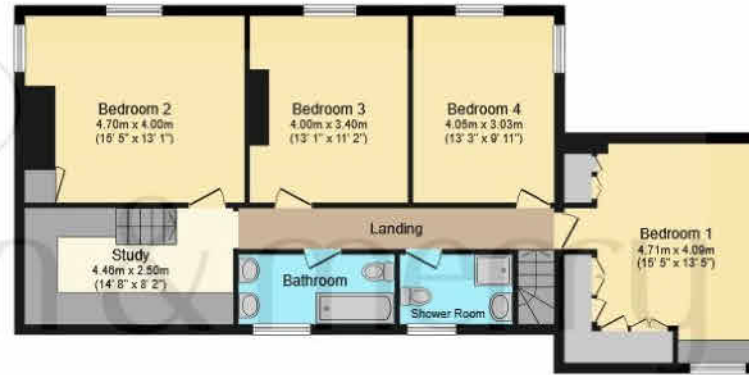


The first of two bathrooms, the family bathroom offers double sinks and a bath with mixer taps and low level toilet. The second separate shower room has a shower cubicle, wash hand basin and low level toilet. The well-designed study area has two workstations and range of cupboards and open shelving along two walls, and back staircase to the kitchen.

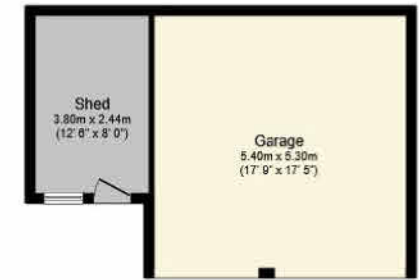




Ground Floor



First Floor



Outbuilding

EXTERNALLY

The Cottage provides a very picturesque and private setting and is located at the end of the sweeping driveway and over looks the ground and open countryside beyond. A detached oak frame barn offers garage parking and includes a separate store/studio. Constructed from substantial oak beams under a pitched tiled roof the barn offers great potential if anyone wished to change the use (STP). The gardens comprise of a private terrace outside the

Lansdowne conservatory with a south westerly aspect overlooking the grounds, a variety of fruit and mature trees, a mature grape vine and hedging and working you way down you will find the river Misbourne running along the bottom edge. From the gardens there are country views over the Misbourne valley with the South Bucks Way close by providing walking access to local villages.





LOCATION

Chalfont St Peter & nearby Gerrards Cross provide excellent day-to-day shopping facilities with numerous supermarkets (Waitrose, M&S Simply Food, Tesco), independent stores, churches, schools and restaurants. Gerrards Cross train station offers a Chiltern Line rail service with fast trains to London Marylebone taking about 25 minutes. Alternatively, Chalfont & Latimer train station (approx 4.2 miles) offers Metropolitan line services to Aldgate in under an hour. There are very good sporting facilities within the local area including tennis at Bull Lane (3 miles), golf at Gerrards Cross (approximately 1.75 miles) and Harewood Downs (2.8 miles). The M40 and M25 motorways are only a short drive away at Denham (via the A413 & A40). Buckinghamshire is renowned for its excellent schooling, including a number of Grammar Schools in the local area. Further information, including catchment criteria can be found on: buckinghamshire.gov.uk

TENURE

Freehold





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