



Leachcroft Gerrards Cross SL9 9LF



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Guide price £550,000

A beautifully renovated two double bedroom home with study, quietly positioned backing onto open countryside and woodland.

This recently modernised home offers a stylish blend of contemporary living and tranquil surroundings, set in a quiet location with direct access to open fields and woodland.

Description

The property is approached via a newly laid Cotswold stone driveway, providing ample parking for two vehicles. Upon entering, a welcoming central hallway leads to the principal reception rooms. The sitting room, positioned to the right, features an acoustic panelled wall with subtle LED backlighting, creating a warm and inviting atmosphere.

The heart of the home is the open-plan kitchen and dining area, fitted just 12 months ago with a range of quality integrated appliances, a four-ring gas hob, and a central island with pendant lighting. French doors open directly onto the landscaped rear garden, seamlessly extending the living space outdoors. A separate reception room, ideal as a home office or snug, along with a useful storage room, complete the ground floor.

The first floor comprises two generous double bedrooms, both with fitted wardrobes, and a beautifully appointed family bathroom. Designed with luxury in mind, the bathroom offers a walk-in rainfall shower, freestanding bathtub, vanity unit, and wall-hung WC, complemented by thoughtfully designed storage niches.

Externally, the property has been professionally landscaped to both front and rear. The rear garden features a porcelain patio, currently utilised as an outdoor kitchen and dining area, with steps leading to a pergola seating area and a garden shed. A rear gate opens directly onto open countryside, providing immediate access to woodland walks and scenic views.

Situation

Chalfont St. Peter is a highly sought-after Buckinghamshire village, combining the charm of semi-rural living with excellent connectivity. Nestled within the picturesque Chiltern Hills, the village offers a welcoming community atmosphere and an array of local amenities, including independent shops, cafés, traditional pubs, and well-regarded restaurants.

For commuters, Chalfont St. Peter is exceptionally well connected. Nearby Gerrards Cross station offers fast and regular services into London Marylebone in under 25 minutes, while the M25, M40, and M4 motorways are all easily accessible. Heathrow Airport is also within a short drive, making the village ideal for both business and leisure travel.

Blending traditional village character with modern conveniences, Chalfont St. Peter offers a desirable lifestyle in one of Buckinghamshire's most attractive settings.

NB - Under the estate agents act 1979, we must advise that this property is owned by an employee of Ford & Partners.



Floor Plans

Leachcroft, SL9 9LF

Approximate Gross Internal Area
 Ground Floor = 441 sq ft / 41.0 sq m
 First Floor = 370 sq ft / 34.4 sq m
 Total = 811 sq ft / 75.4 sq m



CH 2.31 = Ceiling Height



Floor Plan produced for Ford & Partners by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	