



**Bull Lane, Chalfont St. Peter**  
Gerrards Cross, Buckinghamshire, SL9



*Beyond your expectations*



# Handsome 1920s family home in mature circa 1/2 acre plot. EPC: E

5 Bedrooms (2 Ensuite) | 4 Receptions Rooms | Feature Kitchen Breakfast Family | 1 Further Bathroom | Amdega Conservatory | Detached Garage | Generous Gated Parking | Approaching 1/2 Acre (in all).

Guide Price £1,775,000 Freehold

### Description

A handsome 1920s detached family home in its own well screened plot approaching 1/2 an acre in all, very well located only 1 mile from Gerrards Cross rail station. The property is approached through electric gates leading to a large shingle driveway & generous detached garaging. It has tremendous kerb appeal and is a very well proportioned and attractive building. On entering the entrance hall, there is a Games room that enjoys a double aspect and bay window. The Family room features a fireplace, bay window and wood block flooring, and door to the conservatory. The Dining room currently used as a home office also leads to the Amdega conservatory which looks out over the rear garden and has air conditioning / heating. The open plan Kitchen / Breakfast / Family is comprehensively fitted with Shaker style floor and wall units, and stone work surfaces. French doors lead out once again to the rear garden. There is a useful utility / laundry room, and a WC. Five bedrooms and three bathrooms are located on the first floor. The master bedroom has a bay window overlooking the rear garden, a dressing area and an en-suite shower room. The family bathroom, recently updated, serves three bedrooms whilst the guest room has an en-suite shower and sink. All of the bedrooms are well proportioned and enjoy a combination of bay windows, double aspects and/or built in storage. Viewing is highly recommended.

### Outside

Electric gated entrance onto a generous shingle driveway providing parking for several cars. Detached garage (19'2

x 18'8) with further attached storage off. The landscaped garden and grounds are beautifully laid to lawn with plant beds, mature specimen trees, an arbour with climbing vines and a paved patio to sit out.

### Location

The property is almost equidistant to the centre of Gerrards Cross and Chalfont St Peter village. Both provide good day to day shopping facilities with supermarkets, churches, schools, and restaurants. Gerrards Cross has Chiltern Line Railway with fast services to London taking 18-20 minutes. There are good sporting facilities within the local area including tennis at Bull Lane, golf at Gerrards Cross and the prestigious Stoke Park Club with luxury Spa.

### Additional Information

Buckinghamshire is renowned for its excellent range of schooling for boys and girls both state and independent - further information can be sourced via [www.buckscc.gov.uk](http://www.buckscc.gov.uk), [www.chiltern.gov.uk](http://www.chiltern.gov.uk), [www.ofsted.gov.uk](http://www.ofsted.gov.uk) or [www.schools-search.co.uk](http://www.schools-search.co.uk) (using the Postcode SL9 8).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Bull Lane, Chalfont St. Peter, Gerrards Cross

Approximate Gross Internal Area = 291.1 sq m / 3133 sq ft  
Outbuilding = 44.3 sq m / 477 sq ft  
Total = 335.4 sq m / 3610 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: I46704

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



