



Beech Park

Little Chalfont, Buckinghamshire, HP6

binks
estate agent

{ The Particulars

Beech Park
Little Chalfont, Buckinghamshire, HP6

Guide Price: £1,395,000
Freehold

 **5 Bedrooms**
 **2 Bathrooms**
 **5 Receptions**

Features

- Detached family house
- Sought after quiet cul-de-sac location
- Entrance hallway and downstairs WC
- Five bedrooms
- Five reception rooms
- Contemporary fitted kitchen with appliances
 - Modern bathroom and en-suite
 - Beautiful Landscaped rear garden with fully insulated garden room
 - Off street parking and double garage
 - EPC: D

Binks Estate Agents

Hill Avenue
Amersham, HP6 5BT
01494 434788
sales@binksweb.com
www.binksweb.com

The Property

Nestled in a quiet cul-de-sac in Little Chalfont is this beautifully presented detached family home which offers an exceptional blend of modern living in a peaceful location. With just four exclusive homes in the close, this property provides a rare opportunity to enjoy a private yet well-connected lifestyle.

The entrance porch leads into a spacious hallway, complete with understairs storage, with Kährs Scandinavian oak flooring and a convenient downstairs WC. The dual aspect living room features a striking Gazco fireplace with Portuguese limestone surround, while the beautiful adjoining conservatory has an automatic window system, Pilkington self-cleaning glass roof and heating for year-round comfort with views over the rear garden. The formal dining room and dedicated study provide further versatility, ensuring ample space for both entertaining and home working.

At the heart of the home is a contemporary kitchen, equipped with high-end built-in appliances, including a five-ring induction hob, two Neff ovens, a dishwasher, a warming drawer, and a full-size fridge. Silestone worktops complement the sleek design, and the Quooker tap delivers instant hot water. The adjoining breakfast room, with bi-fold doors opening onto the garden, creates the perfect space for relaxed family dining. A utility area includes a practical storage cupboard and utility cupboard, keeping the space effortlessly organized.

Upstairs, the first-floor landing leads to five well-proportioned bedrooms—four generous doubles and a versatile single, ideal as a study or nursery. The principal

bedroom impresses with extensive fitted wardrobes and drawers, alongside a stylish en-suite shower room featuring a luxurious waterfall shower and Laufen fixtures and fittings. A modern family bathroom and an airing cupboard complete this level.

Outside, the rear garden has been beautifully landscaped to provide a balance of lawned and patio areas, perfect for outdoor living. An aluminium gazebo, designed to open for flexible use, provides a stylish focal point, while a fully insulated garden room serves as a gym and sauna, offering a tranquil retreat. Secure gated side access adds practicality and privacy.


To the front, the resin driveway comfortably accommodates multiple vehicles, complemented by a double garage for additional parking and storage. This outstanding home combines elegant interiors with contemporary convenience, all within a sought-after location in Little Chalfont.

Location

Little Chalfont is a popular village situated between Chorleywood and Amersham. In the village are a number of shops and cafes, a doctor's surgery, dentist and library. Dr Challoner's High School for Girls is in the village which is well known for its outstanding academic results. Dr Challoner's Boys Grammar School is in nearby Amersham. There are excellent rail communications to London and easy access to the motorway network. Chalfont & Latimer Station (Metropolitan & Chiltern Line) offers a 35-minute service into central London.

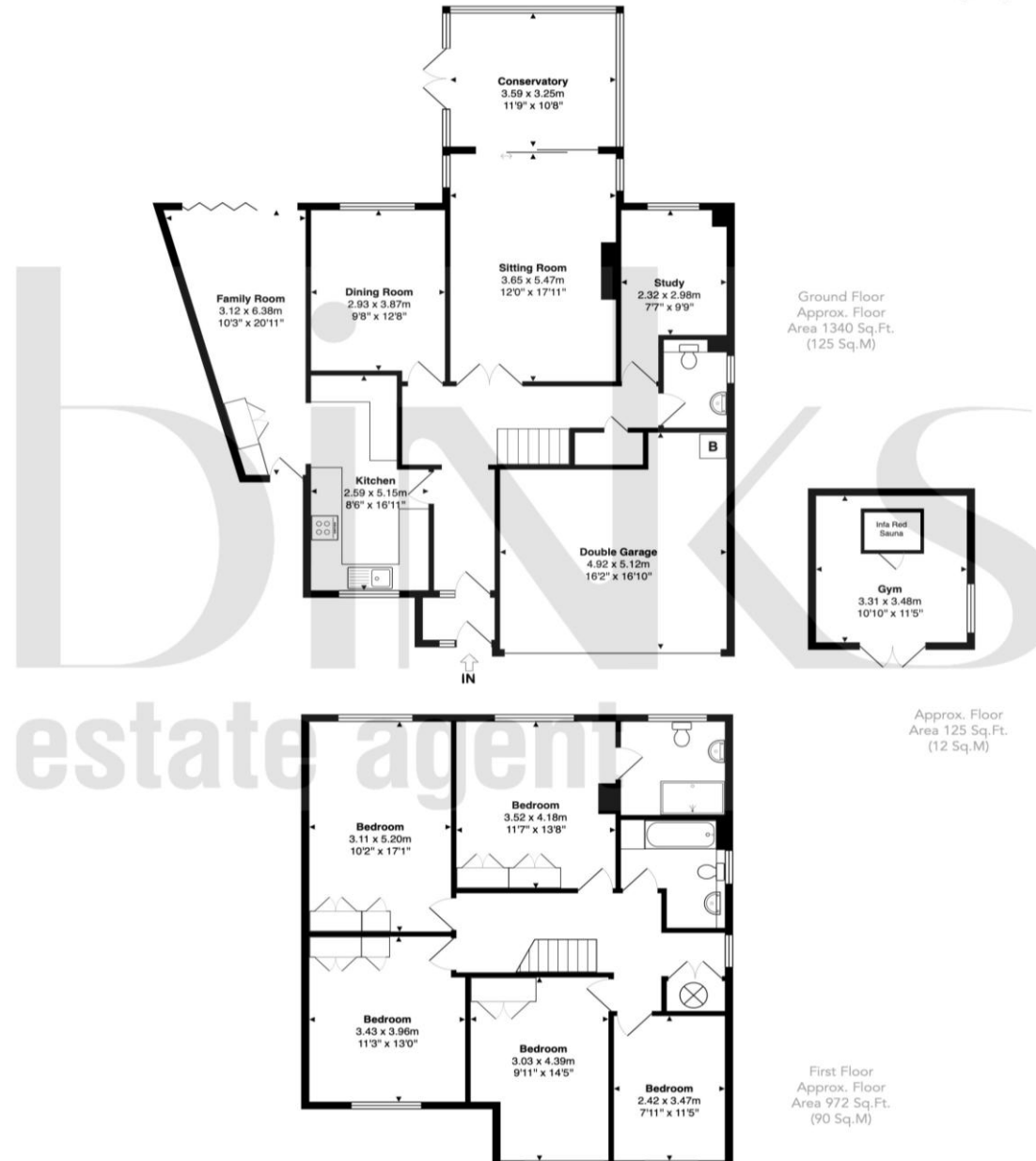
Costs

Council Tax - Buckinghamshire Council – Band G - £3,992.50
(for the period 2025-2026)

 Situated in a quiet cul-de-sac location with just three other properties is this beautifully presented five bedroom detached house. The property has been very well maintained by the current owners and has five reception rooms, modern fitted kitchen, beautiful conservatory, contemporary bathroom and ensuite. There is a stunning mature landscaped rear garden, with garden room gym and sauna, integrated double garage and driveway parking for several vehicles.

Approx. Gross Internal Area

227 Sq M – 2438 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not 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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

