



46a Deanway, Chalftont St. Giles



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46a Deanway is a magnificent family residence of 3,202 sq ft, set within a wonderfully secluded plot of approximately 0.33 acres in the heart of Chalfont St Giles. This is a home that exudes light and elegance throughout, combining striking architectural features with generous proportions, high ceilings and beautifully designed gardens to create an oasis of calm and sophistication.

From the moment you step into the grand reception hall, the sense of space and refinement is undeniable. A sweeping staircase rises to a stunning galleried landing, bathed in natural light and enhanced by bespoke ambient lighting that floods the heart of the home.

On the ground floor, the accommodation flows seamlessly with a collection of versatile reception rooms. A bright family room framed by an elegant circular bay window, a double-aspect drawing room with a feature fireplace and French doors to the gardens, and a central study all create spaces for both entertaining and quiet retreat. At its heart, the expansive kitchen and breakfast room is a true centrepiece, with a large central island, twin ovens, a five-ring gas hob and ample storage, while French doors open to the terrace for effortless al fresco dining. A utility room with side access, a large cloakroom, internal garage access with electric door, and plentiful fitted storage complete this level with practicality and ease.

The first floor is no less impressive. The galleried landing forms a dramatic focal point, while the principal suite is nothing short of exceptional: a large double-aspect bedroom with French doors onto a private terrace overlooking the gardens, a dressing room fitted with wardrobes and a luxurious en suite shower room. Four further double bedrooms provide flexibility for family and guests, two with their own en suite bathrooms, including one with access to the front-facing terrace with feature planting, and a beautifully appointed family bathroom.





Outside, the garden offers a variety of enchanting spaces for relaxation and entertaining. Expansive terraces wrap around the house, leading to areas for dining, lounging and enjoying the sunshine. A hot tub, barbecue area, fire pit and sweeping lawns framed by mature trees and lush planting all combine to create a setting of rare privacy and tranquillity.

The driveway at the front of the house provides ample parking for at least four vehicles and includes an EV charging point. The double garage offers additional parking and storage.

Chalfont St Giles itself is one of Buckinghamshire's most desirable villages, brimming with charm, character and community spirit. The village high street offers independent shops, traditional pubs and restaurants, while the area is renowned for excellent schooling, including catchment for Dr Challoner's Grammar School and Dr Challoner's High School for girls. With convenient access to London, Heathrow and the rolling Chiltern countryside, the location balances rural beauty with outstanding connectivity.

Tenure: Freehold

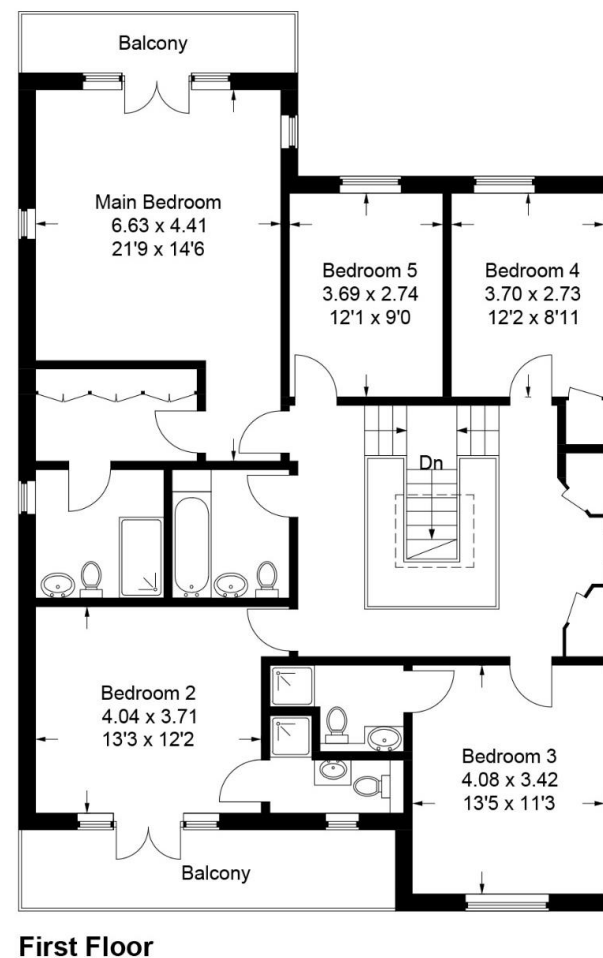
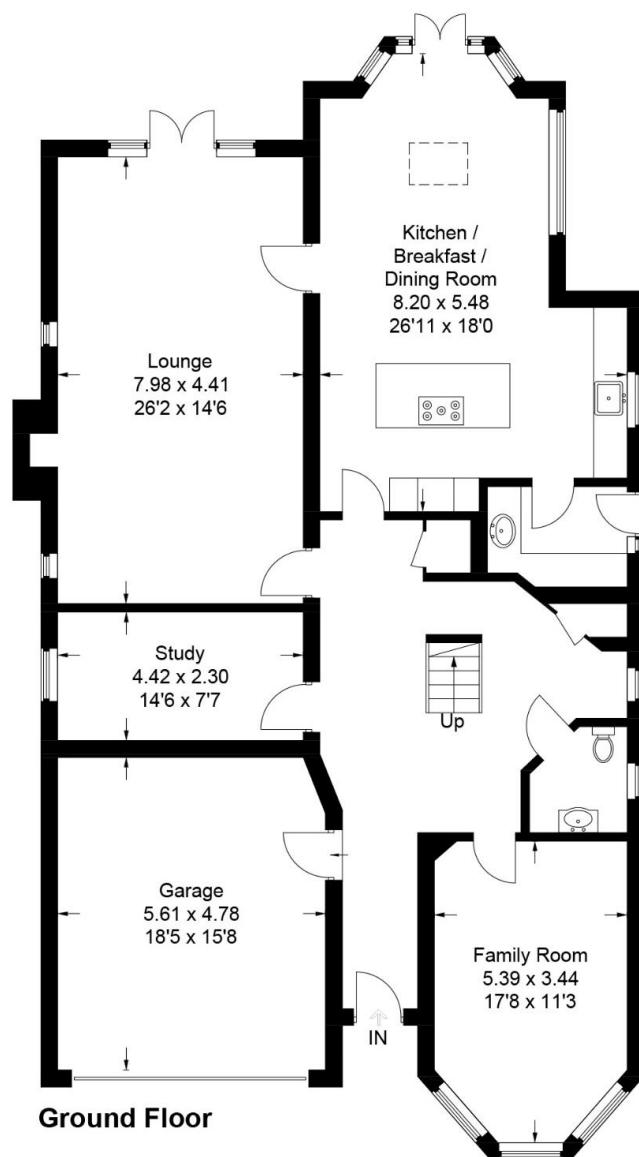
Council Tax: G

EPC: D





Approximate Gross Internal Area
Ground Floor = 170.8 sq m / 1,838 sq ft
First Floor = 126.7 sq m / 1,364 sq ft
Total = 297.5 sq m / 3,202 sq ft



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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