



Berry Tree Court

Chalfont St. Peter, Buckinghamshire

BOVINGDON



Berry Tree Court

Chalfont St. Peter, Buckinghamshire

Coming in Q1 2027, this exceptional collection of nine contemporary 2-3 bedroom terraced homes, built by Berry Tree Homes, will be situated on Lovel Road and Lansdown Road, just a short stroll from the heart of Chalfont St Peter village.

Interior Specifications

Furniture: Kitchen Shaker 5-piece frame with a choice of three colors.

Worktops: 20mm Quartz in "Tuscany White" with matching upstands.

Appliances: Bosch brand, including induction or venting hobs (plot-dependent), single ovens, and combination microwaves.
Sanitaryware: Primary brand is Roca, including Victoria Plus mixers, Contesa steel baths, and Splash-T thermostatic shower columns.
Bathrooms: Half-tiled walls (except shower areas) and underfloor heating.

Flooring: Ground Floor: LVT (Luxury Vinyl Tile) flooring.

Upper Floors: Fully carpeted, including runners on the stairs.
Stairs: Standard wooden stairs with a varnished oak handrail and carpeted runners.

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LOCATION

Located in south-east Buckinghamshire, Chalfont St. Peter is a highly regarded village combining countryside charm with excellent transport connections and highly regarded schooling. Surrounded by Chiltern countryside, the village is particularly popular with families and commuters seeking a balance between rural living and accessibility to London.

The village offers a wide range of everyday amenities including independent shops, cafés, restaurants, supermarkets, healthcare facilities and leisure amenities, creating a strong community atmosphere. Residents also benefit from nearby green spaces, countryside walks and recreational facilities, with excellent opportunities for walking, cycling and outdoor pursuits.

Chalfont St. Peter is well known for its excellent educational provision, including St Joseph's Primary School, Chalfont St Peter Academy and Robertswood School. Independent schools nearby include Gayhurst School and Maltman's Green School. The area is also well positioned for highly regarded Buckinghamshire grammar schools including Dr Challoner's Grammar School, Dr Challoner's High School and Chesham Grammar School.

The village is well connected for commuters, with nearby rail services providing fast connections to London Marylebone in approximately 20 minutes, alongside routes to Oxford and Birmingham. Metropolitan Line services are also available from nearby Chalfont & Latimer station.

Chalfont St. Peter enjoys excellent road connections via the M25, M40, M4 and M1 motorway networks. Heathrow Airport is approximately 14 miles away, with Gatwick and Luton airports also easily accessible.





Berry Tree Court

Chalfont St. Peter, Buckinghamshire

Plot 1-3

Ground Floor

| Hallway | Living Room | Kitchen/Dining Room |
| Guest Cloakroom | Storage |

First Floor

| Two Further Bedrooms |
| Family Bathroom |

Second Floor

| Principal Bedroom with En suite |
| AC/Store |

Outside

| Garage per plot | Allocating Parking | Bin Store | EV
Chargers | Solar Panels | Patio | Garden |

Located on Lansdown Road

Floorplan Measurements (Including Garage)

Plot 1 - 1,386 sq ft

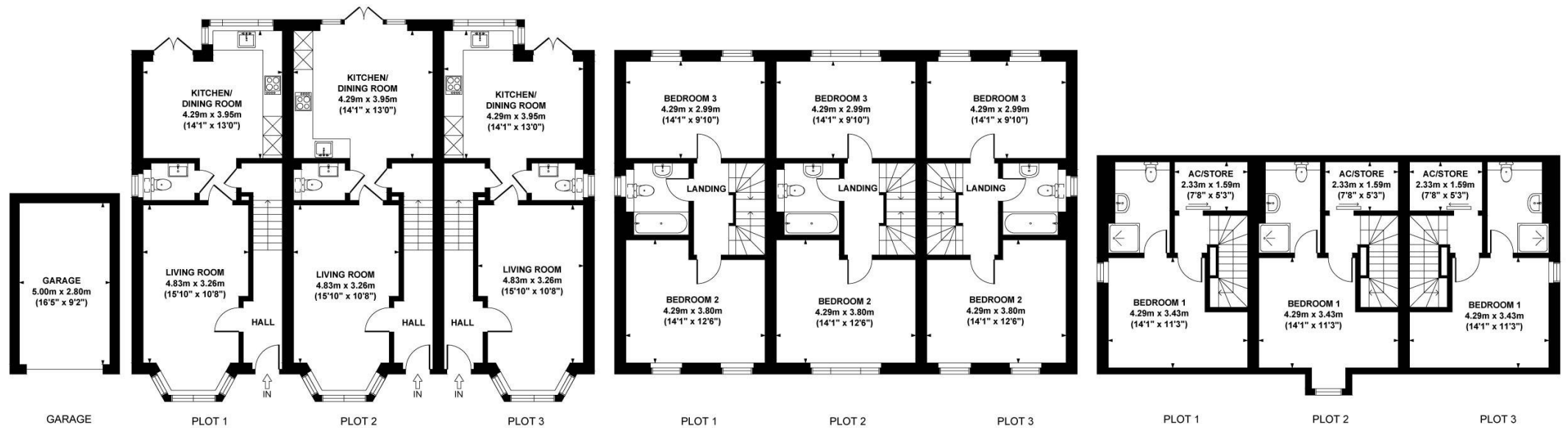
Plot 2 - 1,424 sq ft

Plot 3 - 1,389 sq ft



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FLOORPLAN FOR PLOTS 1-3



LANSDOWN ROAD, CHALFONT ST. PETER, SL9 (PLOTS 1,2,3)

ALL PLOTS COME WITH A SINGLE GARAGE

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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Berry Tree Court

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Plot 4-6

Ground Floor

| Hallway | Living Room | Kitchen/Dining Room |
| Guest Cloakroom | Storage |

First Floor

| Two Further Bedrooms |
| Family Bathroom |

Second Floor (Plot 4/5 only)

| Principal Bedroom with En suite |
| A/C |

Outside

| Garage per plot | Allocating Parking | Bin Store | EV
Chargers | Solar Panels | Patio | Garden |

Floorplan Measurements (Including Garage)

Plot 4 - 1,555 sq ft

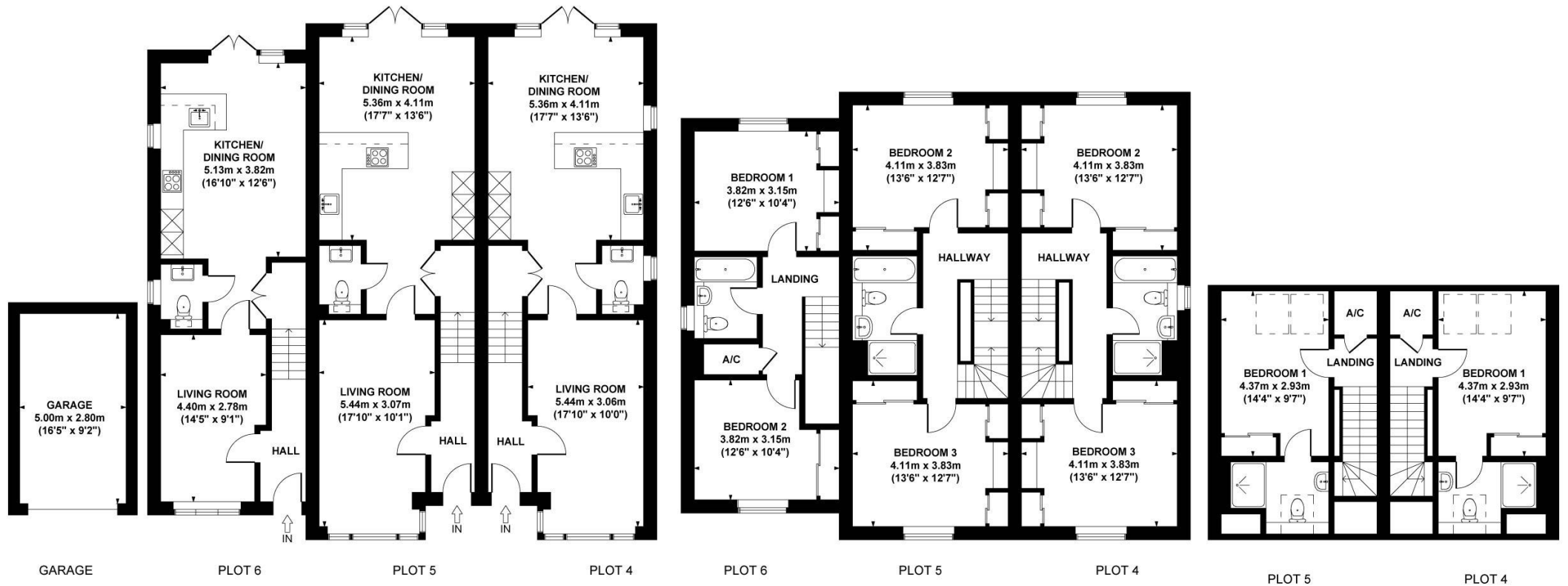
Plot 5 - 1,531 sq ft

Plot 6 - 1,119 sq ft



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FLOORPLAN FOR PLOTS 4-6



17 LEVEL ROAD, CHALFONT ST PETER, SL9 9NW (PLOTS 4,5,6)

ALL PLOTS COME WITH A SINGLE GARAGE

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Berry Tree Court

Chalfont St. Peter, Buckinghamshire

Plot 7-9

Ground Floor

| Hallway | Living Room | Kitchen/Dining Room |
| Guest Cloakroom | Storage |

First Floor

| Two Further Bedrooms |
| Family Bathroom |

Second Floor

| Principal Bedroom with En suite |
| A/C |

Outside

| Garage per plot | Allocated Parking | Bin Store | EV
Chargers | Solar Panels | Patio | Garden |

Floorplan Measurements (Including Garage)

Plot 7 - 1,555 sq ft

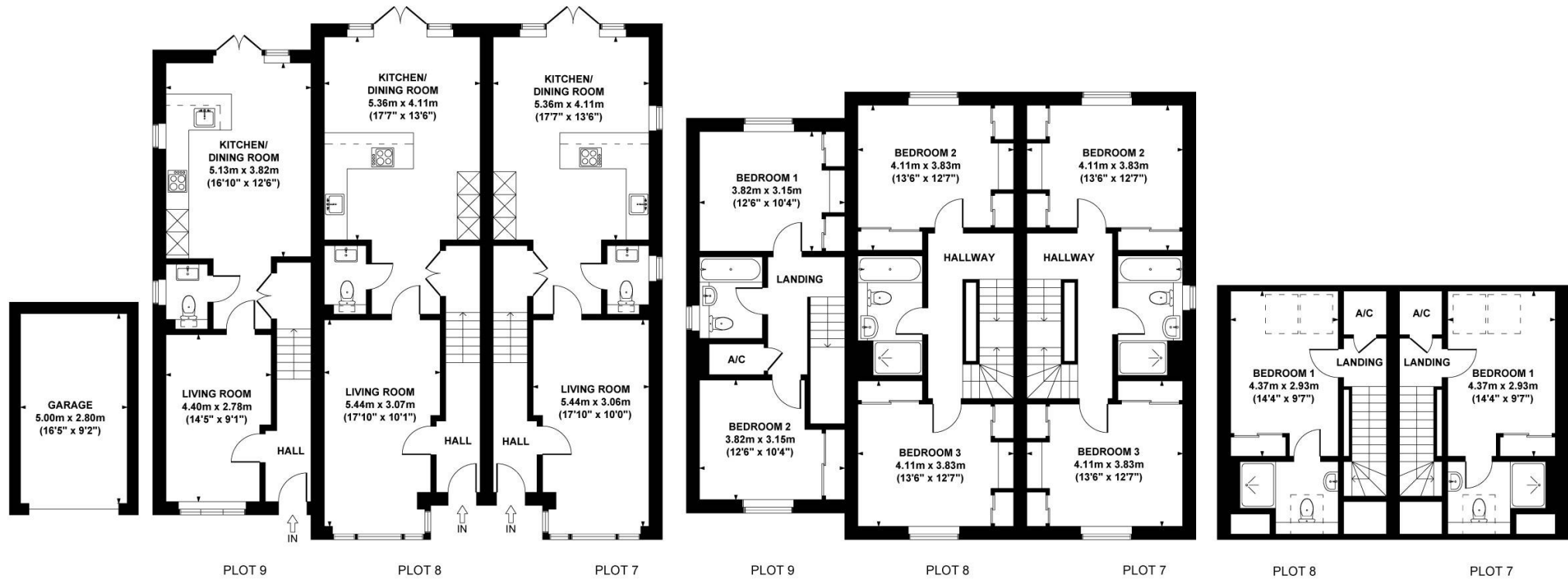
Plot 8 - 1,459 sq ft

Plot 9 - 1,119 sq ft



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FLOORPLAN FOR PLOTS 7-9



17 LEVEL ROAD, CHALFONT ST PETER, SL9 9NW (PLOTS 7,8,9)

ALL PLOTS COME WITH A SINGLE GARAGE

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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Construction & External Materials

Structure: The development consists of 9 houses arranged in three blocks of three.

Brickwork: Plots 1-3. Dane Hill Yellow with Audley Red features.

Plots 4-9. Henley Plain Orange with Audley string courses.

Roofing: Plots 1-3: Fibre cement roofing slates.

Plots 4-9: Clay club tile hanging using Dreadnought Ornamental (or similar).

Windows: High-end UPVC with a 10-year guarantee.

Plots 1-3 feature sash style windows, while Plots 4-9 use casement style (both in off-white).

Doors: Composite glazed entrance doors in varied colors; rear doors are UPVC French doors matched to the window color.

Heating & Renewables

Heating System: Underfloor heating on the ground floor and in bathrooms; radiators on the first and second floors.

Renewables: Air source heat pumps are proposed for all units. Solar Energy:

Solar panels are planned for garage roofs, specifically positioned on south-facing slopes at a 27° angle.

External Features

Garages: Sealed garages with sloped, south-facing roofs (upgraded from open timber carports).

Landscaping: Includes permeable tarmac or block-paving driveways, light golden pea shingle for back gardens, and Millboard decking.



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www.bovingdons.com



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