



Chartridge Lane, Chesham
Buckinghamshire, HP5

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Beyond your expectations

Immaculately presented family home with spectacular views...

Family home | 4 bedrooms | 2 bathrooms | en-suite shower room | sitting room | dining room | family room | kitchen | utility | downstairs WC | garage | driveway parking | spectacular views | Garden - over 0.25 acre

Guide Price £750,000 Freehold

Description

A beautifully presented family home with spectacular views to the rear over the Chiltern countryside. Approached from the front block paved driveway, the spacious and versatile accommodation is arranged over three floors. The entrance hall has original parquet flooring and glazed doors to both a family room and a dining room to the front of the house. The main reception room has a picture window giving panoramic views across the garden to the hills and fields to the rear of the property. The kitchen offers an extensive range of floor and base units with granite work surfaces. The spacious utility room has a sink and generous range of cupboards plus spaces for appliances. There is also a recently refitted shower room with quality fittings and tiling. Stairs lead to the first floor where there are three bedrooms, including the master with en-suite shower room and a family bathroom, which has also been refitted. Accessed directly from the garden, on the lower ground floor is a self contained room ideal for home working or as a guest suite. It benefits from an en-suite cloakroom with WC and basin.

Outside

The house is approached by a paved driveway with parking for three cars, a turning bay and a garage with power. There is a well maintained pond with safety grid and aquatic plants. Mature hedging and trees provide screening and seclusion from the road to the front. At the rear, the garden has a generous level area for seating and a sloping lawn enclosed by neat hedges. It extends to

over 130 feet in length and backs onto fields with lovely views over open countryside.

Location

The property is situated in the sought after area of Chartridge, one and a half miles north west of Chesham town centre and the Metropolitan line station (with services to Baker Street & Aldgate). Chesham also offers an excellent range of shopping and recreational amenities including a Waitrose store and Sainsbury's. The Elgiva Theatre provides a diverse programme of films, theatre and other entertainment. Lowndes Park is located at the end of the road, providing lakeside walks and trails. Buckinghamshire is renowned for both its state and private schooling, with the property convenient for Chartridge Combined school together with Chesham and Dr Challoners Grammar schools. Admission criteria can be gained from the Local Authority: www.buckscc.gov.uk. www.chiltern.gov.uk



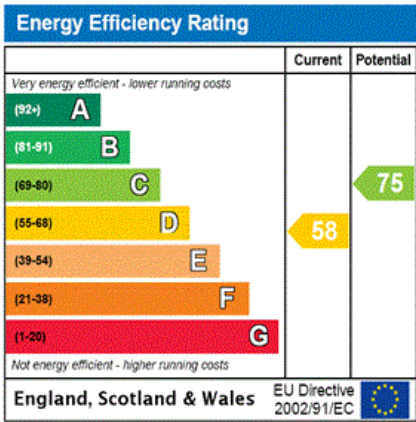
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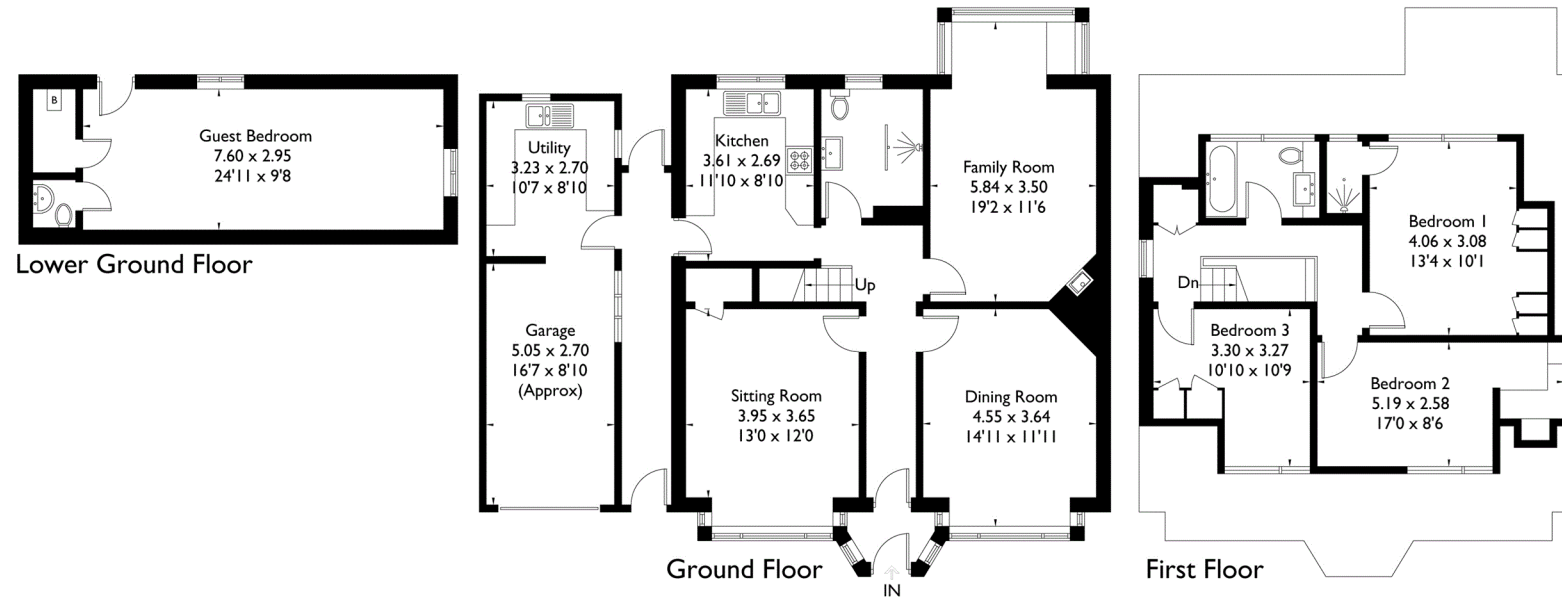
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Approximate Gross Internal Area
194.6 sq m / 2094 sq ft
(Including Garage)



FLOORPLANZ © 2017 0203 9056099 Ref: 189974

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.

