



{ JASONS HILL, CHESHAM  
BUCKINGHAMSHIRE, HP5

Hamptons

THE HOME EXPERTS



# { THE PARTICULARS

**Somerley, Jasons Hill  
Chesham, Buckinghamshire  
HP5 3QW**

**Guide Price £800,000  
Freehold**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **3 Receptions**

## **Features**

4 Bedrooms , 3 Reception Rooms , 2 Bathrooms  
, Garage , Parking , Garden

## **Hamptons**

3 Sycamore Road  
Amersham, Bucks, HP6 5EQ  
01494 216002  
amersham@hamptons.co.uk  
www.hamptons.co.uk

A spacious house that has been extended in recent years to create a lovely family home. The property is located in a pretty enclave between Chesham and Berkhamsted; both of which offer excellent commuting and schooling facilities.

## **The Property**

This deceptively spacious house has been extended in recent years to create a practical family home with adaptable accommodation. Approached from the gravel drive, the pretty, part glazed front door leads into the hall with slate tiled entrance and an oak timber floor. The sitting room has a bay window with views to the front and is equipped with fibre optic wiring for TV and surround sound stereo systems. There is also an efficient Stovax wood burner that creates warmth throughout the house. The kitchen/dining room has a range of light wood units with granite work surfaces and ample cupboards. There is an integral Smeg dishwasher and plumbing for a washing machine or wine cooler. Beyond the kitchen is a family room with large glazed doors out to the garden. This is a light and spacious room with under floor heating, ideal for year round living. There are two double bedrooms on the ground floor and also a study. The utility/shower room has plumbing for a washing machine and tumble dryer as well as a Grohe shower, Roca wc and hand basin, installed in 2016, and also a mega flow tank. Upstairs, the original loft space has been extended to provide two double bedrooms, both with built in wardrobes and

one with generous eaves storage. Both these rooms have triple aspect windows so are bright throughout the day. The bathroom, refitted in 2016, has Villeroy & Boch bath with Grohe power shower over, basin and wc. The house benefits from gas central heating and double glazing.

## **Outside**

Somerley is set back from the road with parking for several vehicles on the gravel driveway behind wrought iron gates. The drive continues down the side of the house to the garage. To the rear of the house, the south westerly facing garden is predominantly laid to lawn. There is a productive fruit and vegetable area, which includes an apple and a plum tree, rhubarb, gooseberries and raspberry canes. There is an open aspect to the rear and mature hedging surrounds the garden. Exterior lighting illuminates the garden at night.



# { A CHARMING HOME WITH ADAPTABLE ACCOMMODATION

# Jasons Hill, Chesham

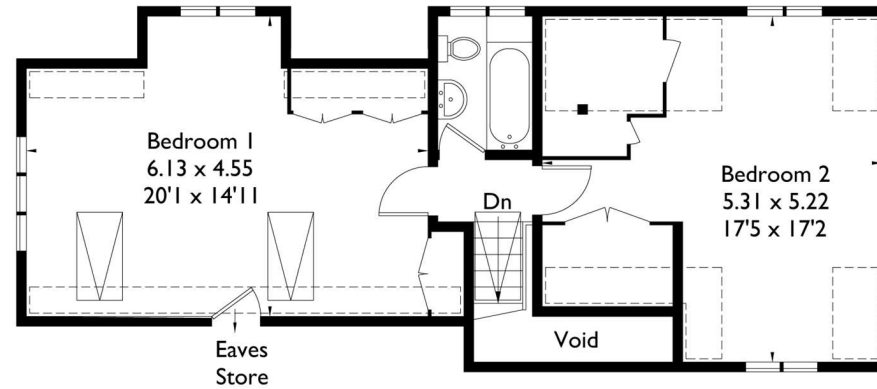
Approximate Gross Internal Area = 165.7 sq m / 1783 sq ft  
(Excluding Void)

Garage = 17.1 sq m / 184 sq ft

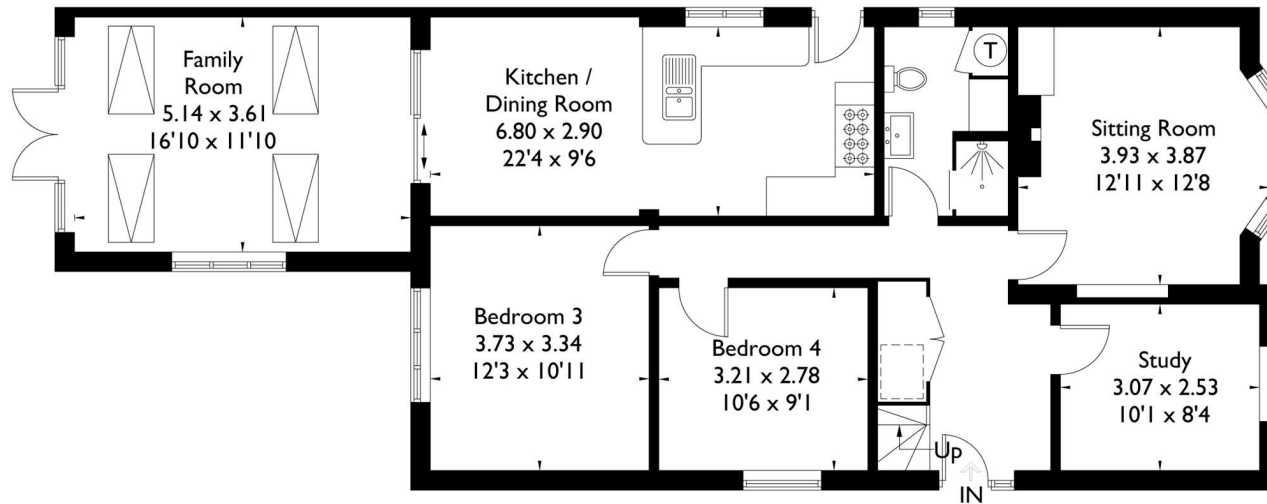
Total = 182.8 sq m / 1967 sq ft



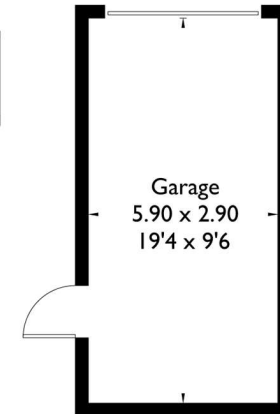
= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



(Not Shown In Actual  
Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 204241

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	