

Hamptons

INTERNATIONAL



Latimer Road, Chesham, HP5

3  1  2 

OFFERS IN THE REGION OF

£680,000

(£675,000)

Property details



Key features

- **3 Bedrooms**
- **Family Bathroom**
- **2 Reception Rooms**
- **Open Plan Kitchen w/Breakfast Roo**
- **Entrance Portico**
- **External Utility**
- **Studio/Pot. Annexe**
- **Ample Off Road Parking**
- **Picturesque Waterside Gardens**
- **EPC: E (exempt)**

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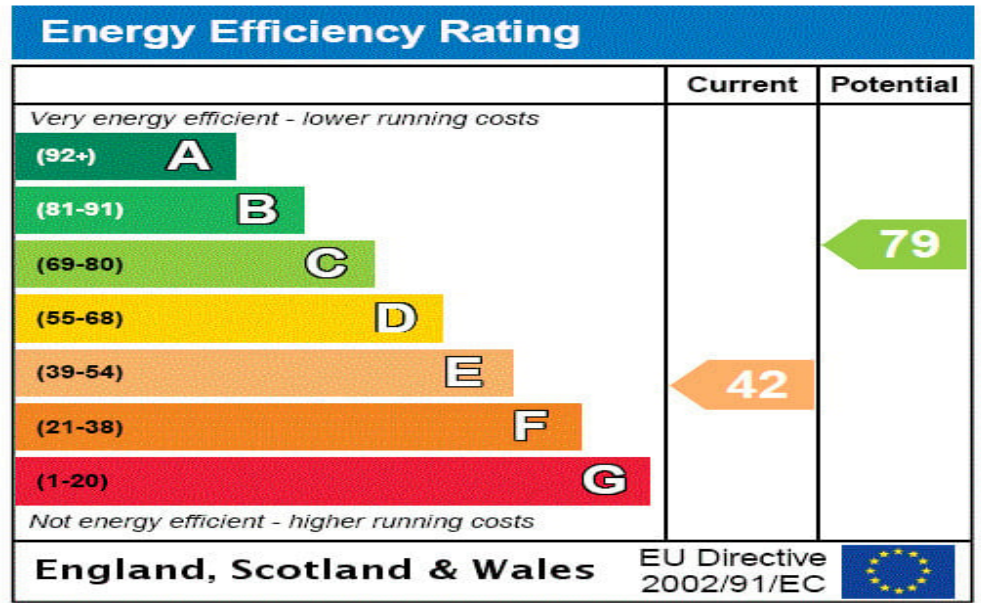
3 1 2

Description

A charming Grade II listed semi detached cottage presented in fine decorative order, offering a wealth of character features throughout. The property also boasts a most idyllic waterside garden, providing a fabulous outdoor entertaining space. For day to day access to the house, there is a welcoming entrance portico with cloakroom to the rear that offers access to the dining room and the kitchen. The kitchen itself is of a 'Country Cottage' style with pine hand crafted cabinetry, a large range oven as its centrepiece and set upon an attractive tiled floor. The dining room enjoys a light and airy double aspect with views across the delightful gardens. Completing the ground floor accommodation is a gorgeous sitting room that boasts a magnificent stone fireplace which is set upon a quarry tiled floor. To the first floor are two good size bedrooms and a family bathroom. A second staircase then leads to an additional bedroom in the eaves of this characterful period home. Outside the property is approached to the front via a spacious gravel driveway that provides off road parking. Beyond the drive, a set of wooden gates open onto a further area of hardstanding and in turn, the rear gardens. A small lawn garden and pathway to one side leads to the original front entrance; this area is enclosed from the road via an ornate low bearing wall. The beautiful gardens to the rear enjoy a high degree of privacy with mature native trees and hedges forming a natural screen. A charming feature of the garden is the river chess which meanders through the garden, whilst a pretty wooden footbridge provides access between the lawned areas. Adjoining the house is an attractive terrace for outdoor entertaining and to one side is a practical utility and a separate home office that could be utilised as an occasional guest room if required. Our clients have provided us with additional plans to extend the rear of the house that would create a further reception room and a guest bedroom with en suite to the ground floor. These plans would require planning permission in the usual way, but can be made available upon request. Situation This beautiful cottage occupies a delightful position in the heart of the Chilterns on the edge of Chesham Bois, Chesham and Latimer village. Whilst enjoying a country setting the property is also conveniently positioned for access to the neighbouring towns of Chesham and Amersham, providing a good selection of shopping facilities and excellent state and private schools. Communications are also very good with rail links from Chalfont & Latimer and Amersham; both of which offer frequent services to London via the Metropolitan Underground or via the Chiltern Mainline. The M25 is accessible at Junction 18 (Chorleywood), approximately 6.5 miles and Heathrow Airport, via the M4, is about 21 miles. Property Ref Number: HAM-3022







Floor plan

Outbuildings = 17.2 sq m / 185 sq ft
Total = 100.7 sq m / 1084 sq ft



Ground Floor



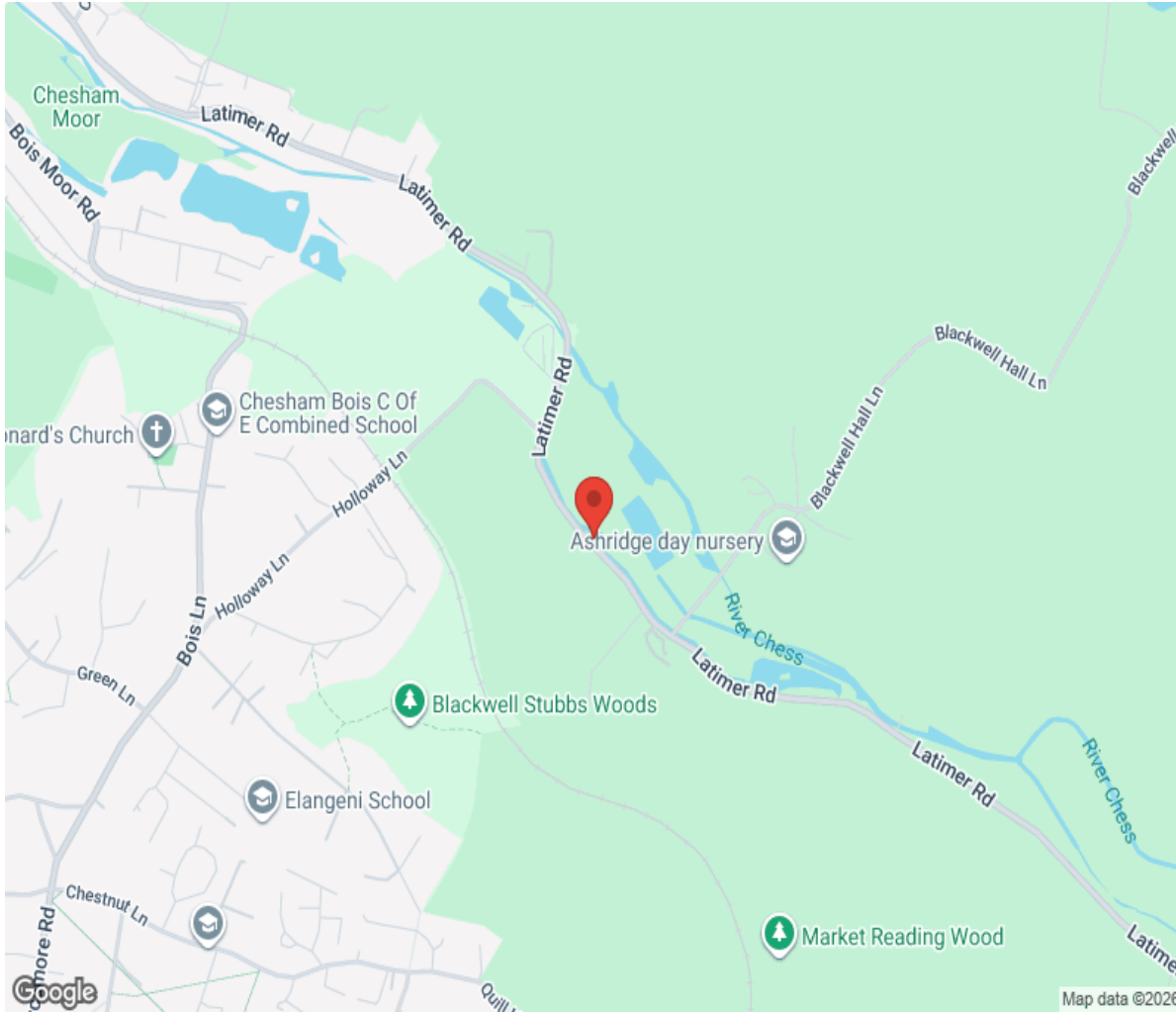
First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)

Location



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