

# The **Frost** Partnership

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**Clifton Grove, Chesham Bois, Buckinghamshire, HP6 5PP**

**Guide Price £2,500,000 (Freehold) draft details**



- Award winning developer Oakeve Ltd
- Over 5,000 sq ft of luxurious accommodation
- 5 bedrooms & 5 reception rooms
- Park-like woodland setting
- Landscaped gardens of circa 0.5 acres
- Available to buy Off-Plan in early 2018

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CLIFTON GROVE

CHESHAM BOIS

LUXURIOUS HOMES IN A UNIQUE, PARK-LIKE SETTING

[WWW.CLIFTON-GROVE.COM](http://WWW.CLIFTON-GROVE.COM)



Located within leafy Chesham Bois, 'Clifton Grove' is an exclusive gated development of five individually styled new 5,000 sq ft homes, situated within approximately half an acre. Surrounded by ancient woodland, this haven of peace and tranquility ensures owners benefit from the highest quality of living, whilst only a short walk from the cosmopolitan market town of Amersham, with its café culture and boutique shops and exclusive restaurants.

Constructed to an exceptional specification by the multi-award winning developer Oakeve, these five luxurious and individual 5/6 bedroom new homes marry together the finest hand-crafted materials, state-of-the-art technology and unparalleled attention-to-detail, successfully creating this exclusive collection of aspirational family homes.

### KEY FEATURES

- \* Built by Oakeve Limited
- \* Over 5,000 sq ft of luxurious and opulent family accommodation
- \* To be constructed in a 'Manor House' style with stone mullions and black powder coated aluminum windows
- \* Contemporary, open-plan Kitchen/Breakfast Area/Family Room
- \* Stunning Master Bedroom Suite with Dressing Room and Private En-Suite Bathroom
- \* Available to Buy Off-Plan in Early 2018
- \* Private landscaped gardens circa 0.5 acres with \* Gated entrance
- \* Park-like setting, surrounded by ancient woodland
- \* Underground/Main Line Station less than 1.5 miles away

### LOCATION

'Clifton Grove' is located close to the cosmopolitan busy commuter market town of Amersham, with its café culture and boutique shops and exclusive restaurants. The Amersham train station provides excellent transport links on both Chiltern mainline and London Underground services to Marylebone, the West End and the City, and with Luton and Heathrow airports within 20 miles, Amersham has become a destination of choice for families and commuters who want the benefits of openness and space, but value shorter commuting times.

### EDUCATION

The local area is renowned for its excellent choice of state and independent schools, with the outstanding-rated Dr Challoners Grammar School and Dr Challoners High School for Girls within catchment, as well as the very highly regarded Beacon and Heatherton House preparatory schools within walking distance, 'Clifton Grove' ensures families will benefit from the highest quality of educational establishments. Other top private schools within the surrounding area include Wycombe Abbey, The Royal Masonic, Berkhamstead College, Harrow, Merchant Taylors and Eton.

### Agents note

*The front photos are cgi's, and the interior photos are of a previous development by Oakeve. They are for indicative purposes only and are not to be relied upon.*

**For more information:**

**Please visit [www.clifton-grove.com](http://www.clifton-grove.com) and/or call The Frost Partnership on 01494 722711**





**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

