



12 The Rosary  
Holmer Green

**TIM RUSS**  
& COMPANY



## 12 The Rosary Holmer Green HP15 6UJ

Situated in a pleasant cul de sac is this deceptive four bedroom extended link detached house, total 1868 sq ft, in this popular village where there is a real sense of community.

**Offers in the Region of £725,000**



## The Property

Offered for sale with no onward chain, a modern family home offering an excellent choice of reception space and 22ft main bedroom suite. The property is situated in a quiet cul de sac within easy access of Holmer Green common, local shops, highly regarded schools and excellent transport links.

The accommodation in brief comprises; entrance hall, downstairs cloakroom, 18ft fitted kitchen, 19ft sitting room with large picture windows and double doors to rear garden, 14ft dining room with stone fireplace and gas stove, 16ft study with double doors to 22ft conservatory/family room.

There is a turning staircase to the first floor which leads to main bedroom with ensuite shower room, three further bedrooms all served by a family bathroom plus a separate shower.

## Outside

To the front of the property is driveway parking leading to a single garage and door to covered walkway linking to the rear garden.

The landscaped rear garden faces west with wide paved patio/seating areas and steps leading onto mainly lawn and enclosed by fencing. NB We are advised by our client land on the other side of the Rosary is included in the title.

## Location

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent.

Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling.

It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city.

Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Viewings

Strictly by appointment only.

## Directions

Post code for Sat Nav: **HP15 6UJ**

## Additional Information

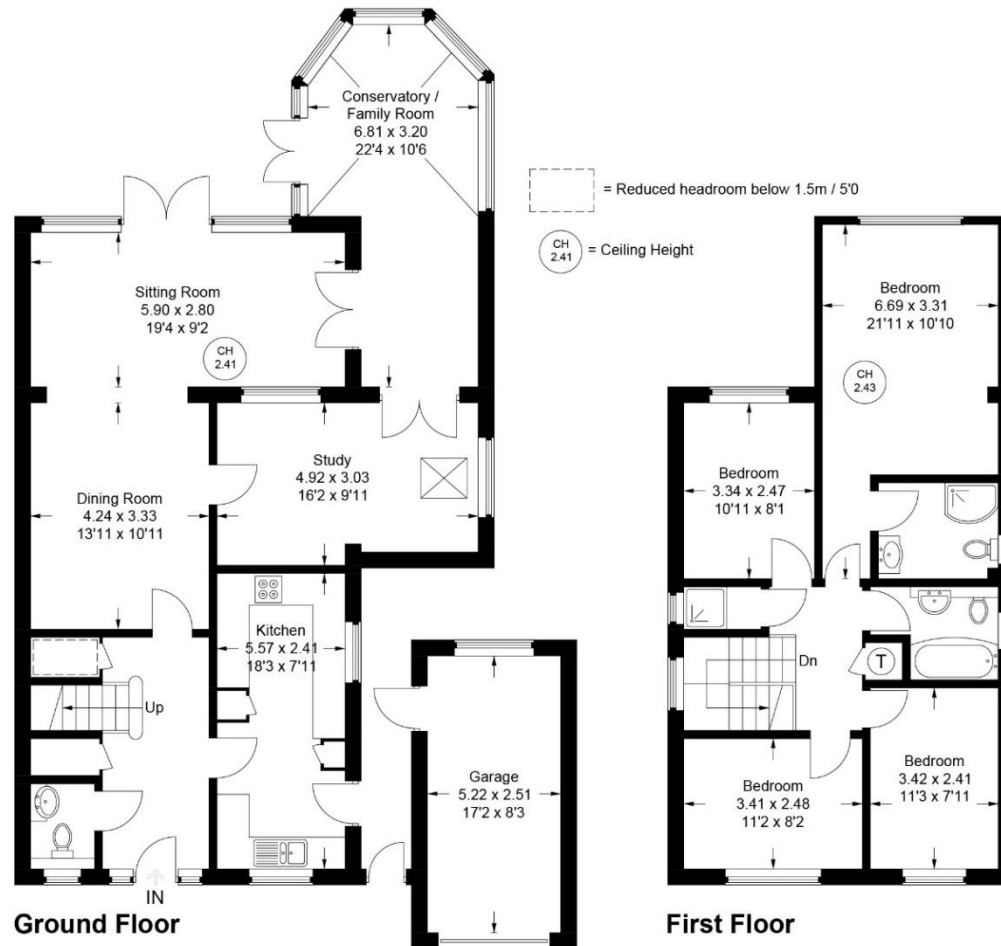
Council Tax Band: G

Tenure: Freehold

Ref: HTR2104

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





## 12 The Rosary, Holmer Green, HP15 6UJ

Approximate Gross Internal Area  
 Ground Floor = 97.7 sq m / 1052 sq ft  
 First Floor = 62.7 sq m / 675 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 173.5 sq m / 1868 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**TIM RUSS**  
& COMPANY

5 Penn Road, Hazlemere, Bucks, HP15 7LN

T: 01494 715544

E: [hazlemere@timruss.co.uk](mailto:hazlemere@timruss.co.uk)

[www.timruss.co.uk](http://www.timruss.co.uk)