



8 Shepherds Fold
Holmer Green



8 Shepherds Fold Holmer Green HP15 6XZ

Situated in a quiet backwater, just a short stroll to Holmer Green Common, desirable schools and village amenities is this fantastic, detached family home.

Offers Over £800,000



The Property

Set in an enviable position, close to beautiful countryside walks and all village amenities is this well presented and extended detached family home approaching 2000sq ft. The property offers tremendous potential to improve the living accommodation further by easily converting the double garage subject to the usual consents.

The accommodation in brief comprises; large and welcoming entrance hall with downstairs cloakroom, generous L shape living/dining room with feature fireplace and glazed doors to family room with patio doors to garden. Also, on the ground floor can be found the recently refitted kitchen/breakfast room with integrated appliances and separate utility room.

To the first floor you will find an attractive galleried landing leading to five double bedrooms all served by the well appointed family bathroom.

Outside

The south west facing rear garden is a fine feature and provides a delightful backdrop to this lovely home. There is a large patio, perfect for al fresco dining and entertaining, ornamental fishpond with water feature leading to a large expanse of lawn with a further two patios to catch the sun at different times of the day. The front of the property offers extensive driveway parking for several vehicles leading to a double garage.



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 6XZ**

Additional Information

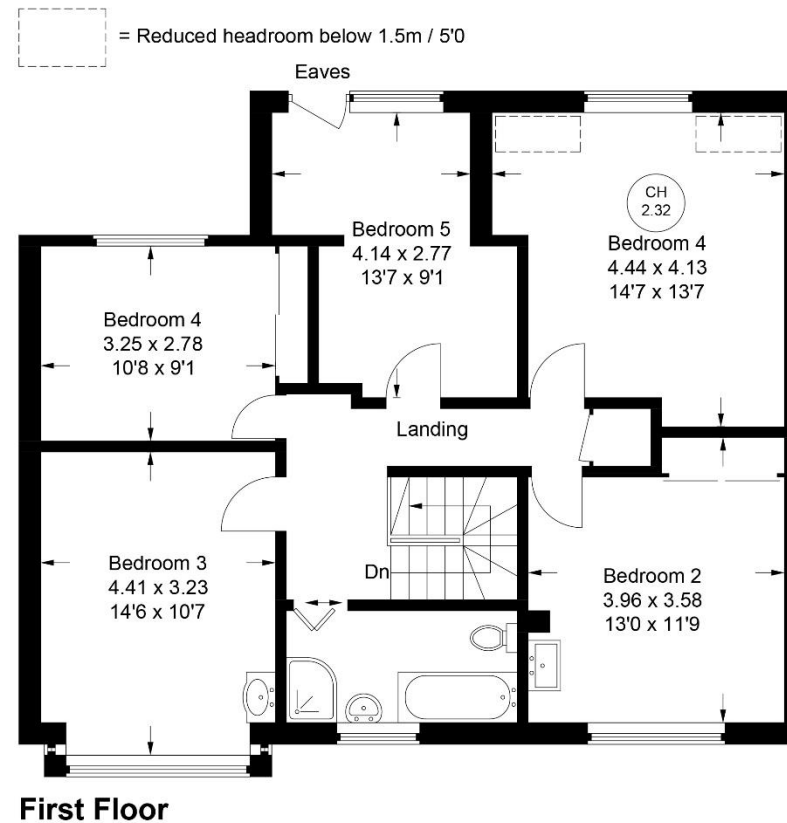
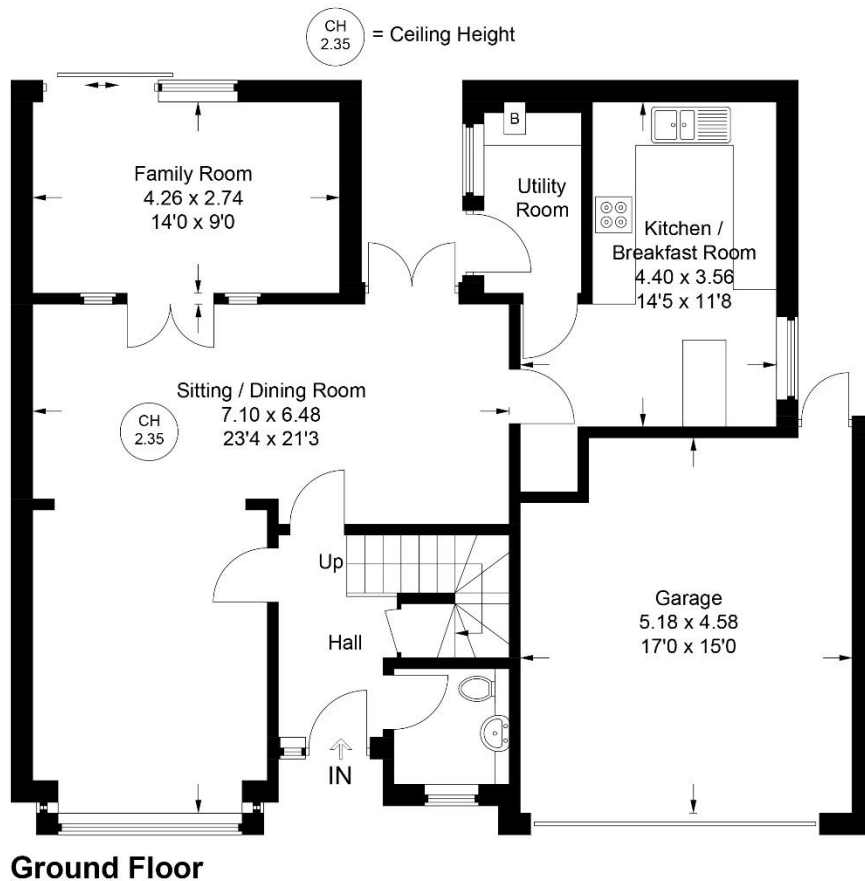
Council Tax Band: G

Tenure: Freehold

Ref: HTR2128

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area
 Ground Floor = 74.8 sq m / 805 sq ft
 First Floor = 82.4 sq m / 887 sq ft
 Garage = 23.2 sq m / 250 sq ft
 Total = 180.4 sq m / 1942 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.

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