



Chiltern House, Chiltern Lane, Hazlemere - HP15 7BN  
£975,000





## Chiltern House, Chiltern Lane

Hazlemere

- A picturesque brick & flint modern detached house of character and quality built by Country Craftsman
- Enjoying a quiet position at the end of a private drive, within easy access to local amenities and excellent public transport links

Chiltern House is situated at the end of a private lane, walking distance to Hazlemere Recreation Ground and conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there are two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond. Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.

**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**



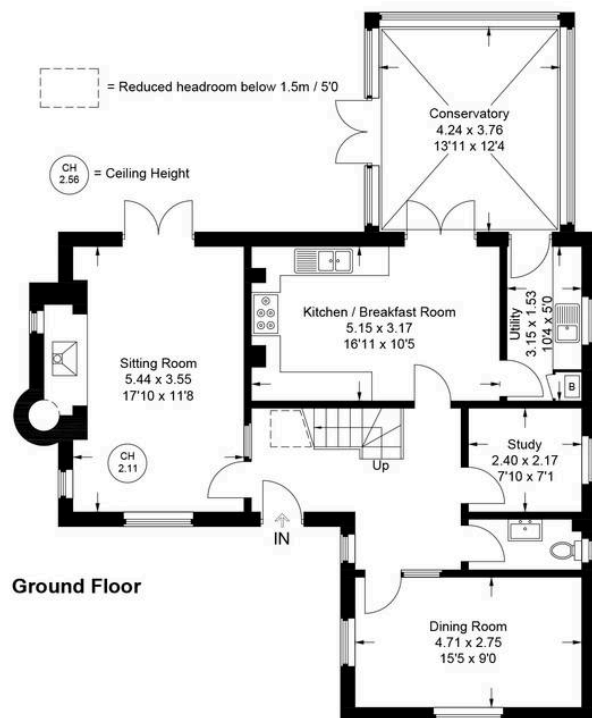


Nestled within a quiet enclave at the end of a private drive, this picturesque brick and flint modern detached house exudes character and quality craftsmanship, built by Country Craftsman Ltd. This property won an award, when built, for design in the southeast region. Boasting four generously sized bedrooms, including one with an impressive vaulted ceiling, and three luxuriously appointed bathrooms (two ensuite), this charming property offers a comfortable and elegant living space for a discerning family. The exquisite country-style kitchen, complete with granite worktops and built-in appliances, seamlessly flows into a choice of reception spaces, including a delightful garden room addition that floods the interiors with natural light. Perfect for intimate gatherings or hosting larger events, this home caters to a variety of lifestyle needs. Potential abounds with the option to convert the roof space, subject to the necessary consents, adding further value and functionality to the property. Immaculately presented and meticulously maintained, this residence is a testament to refined living, complemented by beautifully manicured gardens that serve as a serene backdrop.

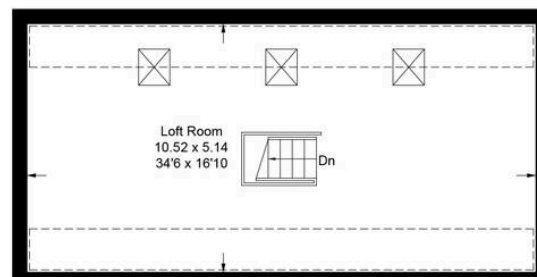
Step outside and discover a sprawling outdoor oasis perfectly tailored for relaxation and entertainment. The grounds surrounding the property are ideal for outdoor activities and al-fresco dining, while providing a sense of tranquillity and privacy. The manicured gardens offer a peaceful retreat from the hustle and bustle of every-day life, with vibrant flower beds and lush greenery enhancing the natural beauty of the surroundings. An expansive driveway provides ample parking space for multiple vehicles, with the added convenience of a detached barn-style garage and carport ensuring secure storage for cars and additional belongings.



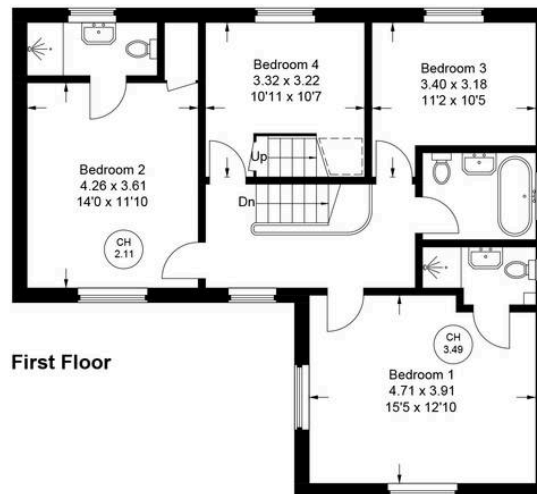




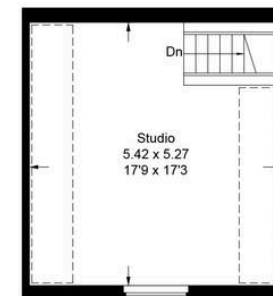
Ground Floor



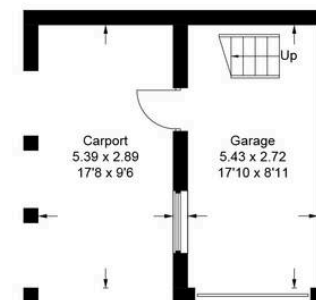
Second Floor



First Floor



Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual  
Location / Orientation)

## Chiltern House, Chiltern Lane, HP15 7BN

Approximate Gross Internal Area

Ground Floor = 96.3 sq m / 1036 sq ft

First Floor = 77.1 sq m / 830 sq ft

Second Floor = 54.3 sq m / 584 sq ft

Garage - Ground Floor = 14.8 sq m / 159 sq ft

Garage - First Floor = 28.6 sq m / 308 sq ft

Total = 271.1 sq m / 2917 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 and Company

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