



Lambourn House, 31 Beech Tree Road, Holmer Green - HP15 6UR

Guide Price £900,000

**TIM RUSS**  
& Company





- An individual four bedroom, four reception, detached house on a generous south facing plot in this popular village
- Kitchen/Breakfast room with separate utility and downstairs cloakroom
- Large sitting room with feature fireplace
- Separate dining room, family room and study
- Main bedroom with vaulted ceiling and ensuite shower room
- Second bedroom with ensuite shower room
- Two further bedrooms served by the family bathroom
- Attractive sunny rear garden with wide paved terrace and winding pathway leading to separate studio/home office
- Ample driveway parking for at least 4 cars leading to integral garage

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 & Beaconsfield 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.



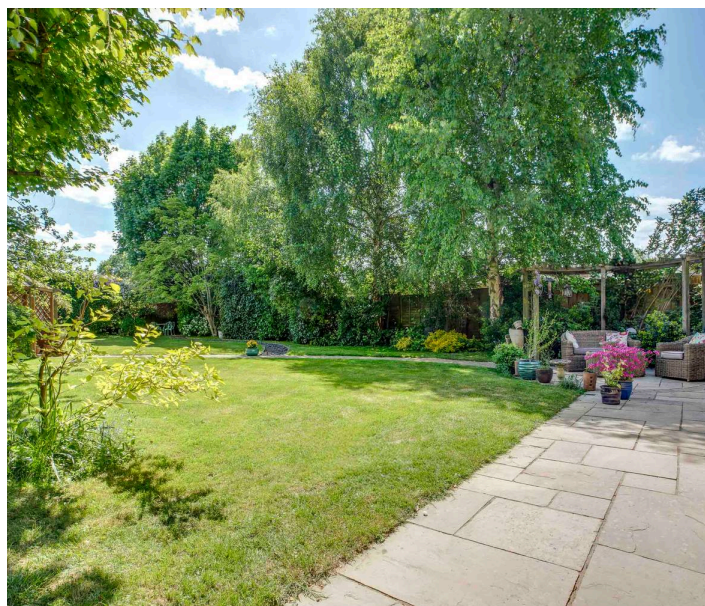


Nestled in the heart of a sought-after village, this impressive 4-bedroom detached house offers a unique blend of elegance and functionality. The property boasts a spacious layout with four well-proportioned reception rooms, ideal for entertaining or simply unwinding in style. The kitchen/breakfast room is fitted with a range of base and eye level units, complete with a separate utility room and convenient downstairs cloakroom. The large sitting room exudes warmth with a feature fireplace, while the separate dining room provides the perfect setting for family gatherings. Additionally, a family room and study offer versatile spaces to suit a variety of lifestyle needs. Ascend the staircase to discover the main bedroom with a charming vaulted ceiling and ensuite shower room, second bedroom with ensuite shower room along with two further bedrooms served by a family bathroom.

Outdoors, the property continues to impress with its attractive sunny rear garden, featuring a wide paved terrace ideal for al fresco dining and relaxation. A winding pathway leads to a separate studio/home office, offering a quiet retreat for work or creativity. The ample driveway parking for at least 4 cars is a practical feature, leading to an integral garage for secure storage of vehicles or outdoor equipment. The well-maintained exterior of the property enhances its kerb appeal, promising a warm welcome to residents and visitors alike. Embrace the beauty and tranquillity of the outdoors in this remarkable property, where every detail has been carefully considered to create a harmonious living environment.

**EPC Rating: C**

**Council Tax band: F Tenure: Freehold**







## Lambourn House, 31 Beech Tree Road, HP15 6UR

Approximate Gross Internal Area

Ground Floor = 89.8 sq m / 966 sq ft

First Floor = 75.9 sq m / 817 sq ft

Garage = 10.9 sq m / 117 sq ft

Summer House = 9.4 sq m / 101 sq ft

Total = 186.0 sq m / 2001 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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