



25 Skimmers Field, Holmer Green - HP15 6RE

Guide Price £500,000

TIM RUSS
& Company



- Situated in a quiet and convenient location, walking distance to village shops, desirable schools and Common
- Beautifully presented throughout terrace family home offering tremendous potential to further enlarge STPP

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



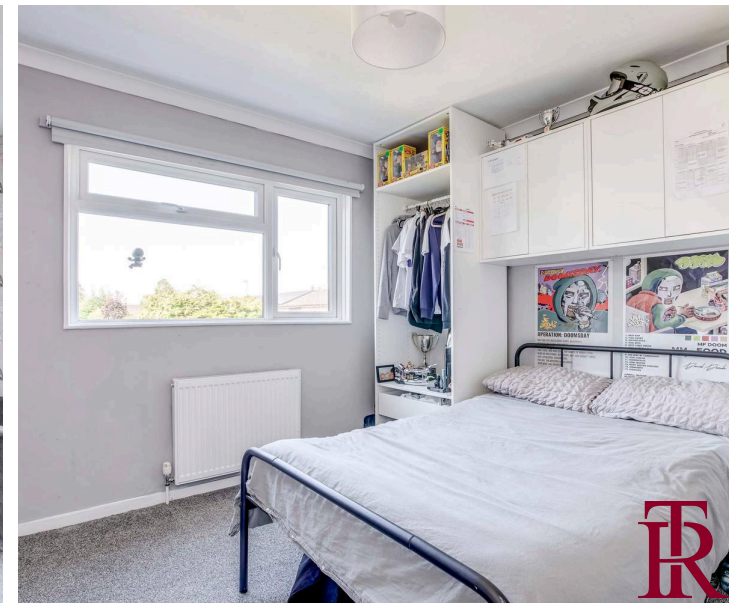
Situated in a peaceful and convenient location, within walking distance to village amenities, esteemed schools, and the village Common, this terraced house presents a remarkable opportunity and potential for further expansion, subject to the usual consents.

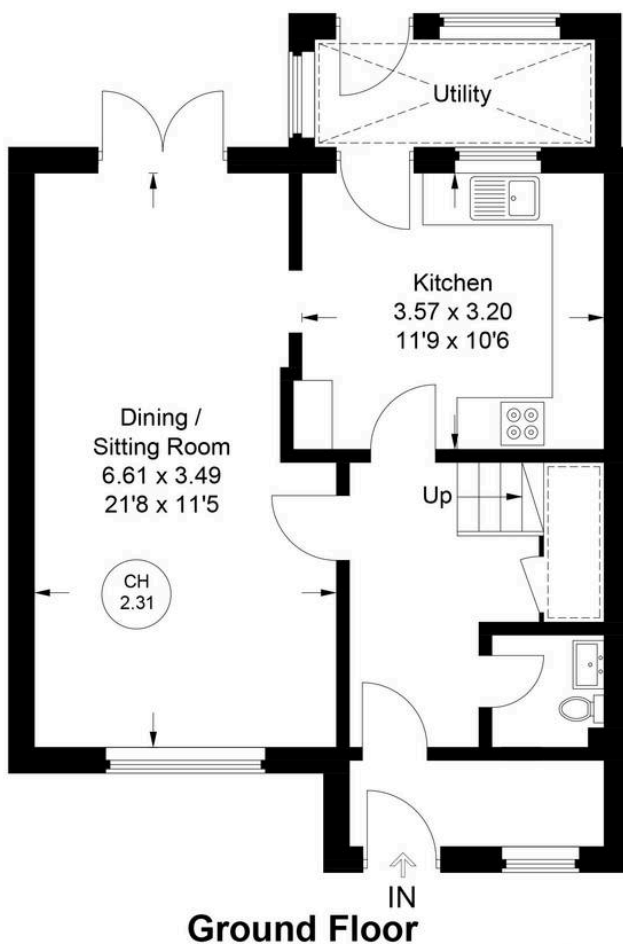
Upon entering, you are greeted by a welcoming hallway leading to a convenient downstairs cloakroom. The property features a bright and spacious sitting room which seamlessly flows into the dining room, flooded with natural light by patio doors that open up to the rear garden.

The well-equipped kitchen is complete with a range of base and eye level units, integrated appliances, and a door leading to a utility area and sunny garden beyond. The beautiful south-facing garden is with well-stocked borders offering bursts of colour and interest, a paved patio for outdoor dining, a sun deck for soaking up the sun, and a handy garden shed for storage needs.

Adding to the allure of the property is a fantastic detached garden studio, providing fantastic space for those who work from home or seek a quiet space for creativity. This self-contained studio is a versatile space that offers endless possibilities.

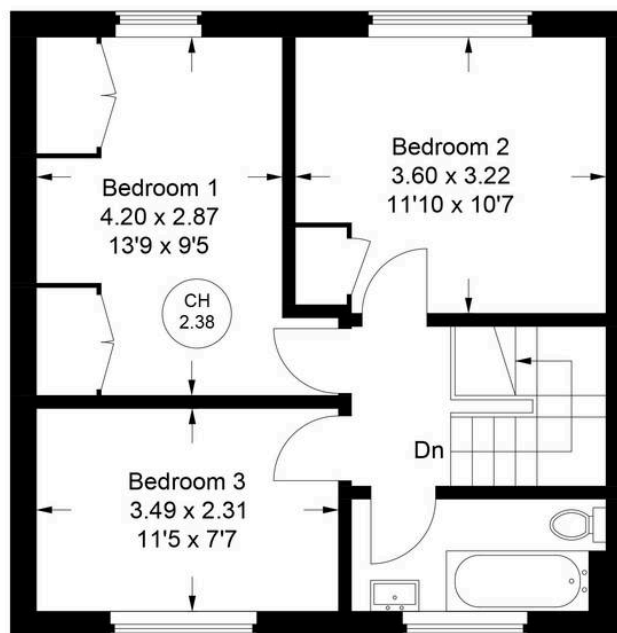
The first floor of the property comprises of three generous double bedrooms and family bathroom, catering to the needs of the household. Further enhancing the appeal of this property is the private driveway parking, capable of accommodating two cars comfortably. This is a valuable asset in this sought-after location, providing convenience and ease of access.



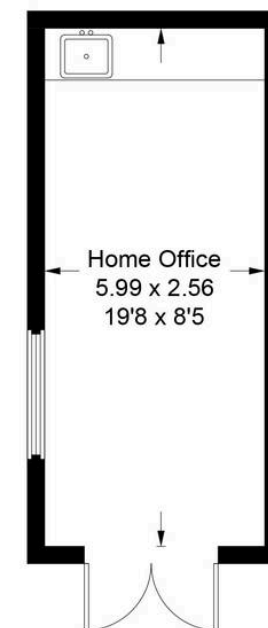


Ground Floor

CH 2.31 = Ceiling Height [Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

25 Skimmers Field, HP15 6RE

Approximate Gross Internal Area
 Ground Floor = 52.8 sq m / 568 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Outbuilding = 15.3 sq m / 165 sq ft
 Total = 112 sq m / 1205 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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

