



3 James Orchard, Holmer Green - HP15 6DQ

Offers Over £1,000,000

 **TIM RUSS**  
& Company



- Situated in a quiet close of just five properties is this beautifully presented and recently constructed five double bedroom detached family home with 5 years build warranty remaining
- Walking distance to highly regarded schools, transport links, local shops, village common and duck pond

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. An idyllic location that encourages walking, horse riding and cycling and a short drive to both Amersham to the east and High Wycombe to the southwest. 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: G**

**Tenure: Freehold**

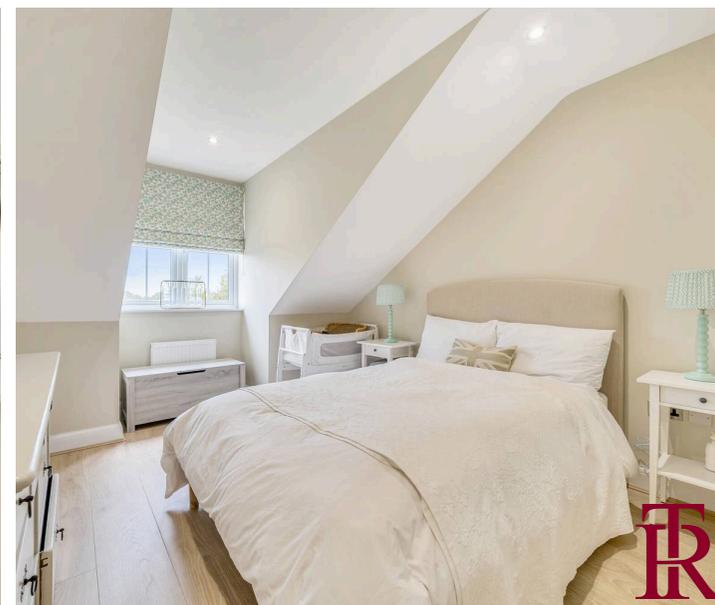
**EPC Energy Efficiency Rating: B**



Nestled in a peaceful close with only a handful of neighbours, stands this stunning five-bedroom detached house with a modern flair and a cosy feel. Boasting five double bedrooms and a fresh construction, this family abode still has the bonus of five years left on its build warranty. Conveniently located within walking distance of reputable schools, transport links, quaint local shops, a charming village common, and even a duck pond. Driveway parking leads you to an inviting entrance hall, complete with an integral garage, a convenient downstairs cloakroom, and ample storage under the stairs.

The heart of this lovely home is the open-plan kitchen, dining, and family room - a space designed for togetherness. Imagine lazy breakfasts at the sleek breakfast bar, stone worktops gleaming, integrated appliances beckoning. Step through the doors to the beautiful rear garden, or peek into the separate utility room for easy living. Catch some downtime in the stylish sitting room, or utilise the bonus playroom/study - the options are endless.

Upstairs, the principal bedroom suite awaits, featuring a walk-in dressing room and ensuite shower room. Two more double bedrooms complete with fitted wardrobes share the lavish family bathroom with its separate bath and shower. Ascend to the second floor to discover more surprises - extra storage, eaves storage, two additional double bedrooms (one with fitted wardrobes), and a shower room for added convenience. Outside, the beautifully landscaped garden is complete with a newly installed irrigation system, a generous patio which spills out onto a level lawn, bordered by vibrant flowers, a garden shed tucked away, and all protected by sturdy timber fencing.





Ground Floor

First Floor

Second Floor

### 3 James Orchard, HP15 6DQ

Approximate Gross Internal Area = 211.8 sq m / 2280 sq ft

Garage = 13.8 sq m / 149 sq ft

Total = 225.6 sq m / 2429 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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