



**HUNTERS**<sup>®</sup>  
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**63 Bois Lane, Chesham Bois, Amersham, Buckinghamshire, HP6 6BZ**  
**Guide Price £1,395,000**



### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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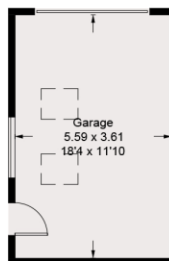
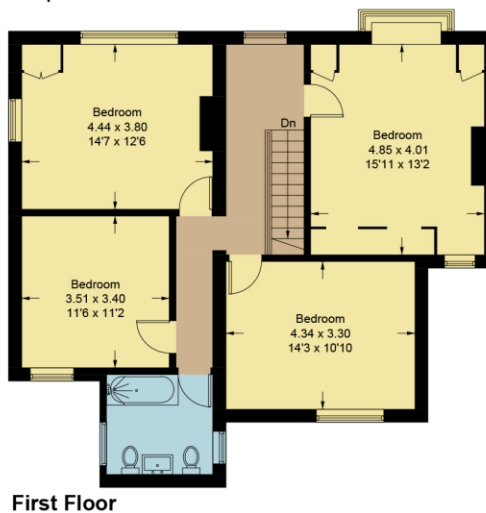
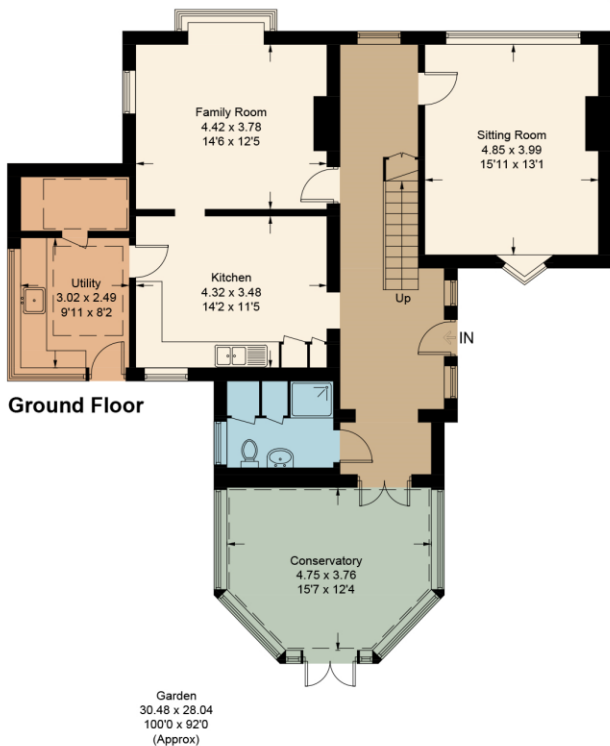
## 63 Bois Lane, Chesham Bois, Amersham, Buckinghamshire, HP6 6BZ

A charming and characterful period property situated in Chesham Bois village within close proximity of highly regarded local schooling to include Chesham Bois C of E School, Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The well-presented property is ideally positioned within walking distance of the town centre, station and nearby countryside walks. Offering tremendous potential for further enlargement and remodelling, subject to the relevant consents, this delightful property has been very well maintained by the current owner providing bright and airy accommodation comprising: a spacious entrance hall with understairs storage and study area, 15ft dual aspect sitting room with feature fireplace, 14ft bay fronted family room with multi fuel burner, 14ft kitchen breakfast room, utility room with a large walk in pantry, ground floor shower room and a 15ft conservatory dining room with views over the garden. The first floor provides a large landing leading to four generous double bedrooms and a family bathroom with a four-piece Heritage suite. Externally, there is driveway parking for a number of vehicles to the side leading to a detached garage with vaulted ceiling, skylights, electric roller door and power and light. This could be suitable for a number alternative uses such as a home office, gym or studio, subject to the relevant consents. The beautiful rear garden is a particular feature of this property with its manicured lawn, well stocked flower beds, shrubs and hedges to borders along with a patio area ideal for alfresco dining and outdoor entertaining. There is also a summer house and garden shed. EPC Rating: D

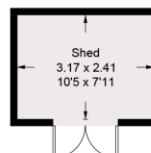


# 63 Bois Lane

Approximate Gross Internal Area  
 Ground Floor = 112 sq m / 1,205 sq ft  
 First Floor = 86.4 sq m / 930 sq ft  
 Outbuildings = 34.8 sq m / 374 sq ft  
 Total = 233.2 sq m / 2,509 sq ft



(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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TENURE: FREEHOLD

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