



HUNTERS[®]
HERE TO GET *you* THERE

8 Runrig Hill, Chesham Bois, Amersham, Bucks, HP6 6DL
Offers over £1,000,000



8 Runrig Hill, Chesham Bois, Amersham, Buckinghamshire, HP6 6DL

A beautifully presented and deceptively spacious four/five double bedroom, three bathroom detached chalet bungalow, conveniently situated within close proximity of highly regarded schooling including Chesham Bois C of E Primary and Dr Challoner's Grammar Schools. With the benefit of a complete onward chain, this charming family home is ideally positioned for nearby countryside walks yet is just over a mile from the station and town centre. The stylish and contemporary property has been cleverly extended and modernised by the current owners providing in excess of 2,100 sq. ft of versatile accommodation over two floors. The ground floor comprises: a generous entrance hall, utility room, an impressive 28ft double aspect sitting dining room with skylight and sliding door to the garden, open to a refitted kitchen with an inner hall leading to a ground floor family bathroom, separate shower room, cloakroom and four double bedrooms, one of which is currently being used as a family room and another as a study. The stairs leading to the first floor offer a half turn landing with generous eaves storage, and then onto a fabulous principle suite comprising a 17ft bedroom with skylights and a Juliet balcony enjoying delightful rural views over the Chilterns, 11ft walk-in-wardrobe and an ensuite bathroom. Externally to the front, there are raised beds with flowers, bushes and shrubs and a large block paved driveway providing parking for several vehicles. Gated side access leads to the beautifully landscaped rear garden which is a stunning feature of this property with its manicured lawns, pond and water feature, array of flowers, trees, colourful bushes and shrubs. There are also three separate seating areas to sit back, relax and enjoy the garden as well as being ideal for outdoor entertaining and alfresco dining. EPC Rating: C



8 Runrig Hill, Chesham Bois

Approximate Gross Internal Area
 Ground Floor = 143.0 sq m / 1539 sq ft
 First Floor = 55.6 sq m / 598 sq ft
 Total = 198.6 sq m / 2137 sq ft



Ground Floor

First Floor

Floor Plan produced for Hunters 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F



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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