



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**30 Botley Road, Chesham, Buckinghamshire, HP5 1XG**  
**Guide Price £1,150,000**



### 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.

**HUNTERS**

# 30 Botley Road, Chesham, Buckinghamshire, HP5 1XG

A beautifully presented five bedroom, two bathroom detached family home with the benefit of a solar heated outdoor swimming pool, situated on an attractive southerly backing plot of approximately 1/3 of an acre within a mile of the underground station and shops of Chesham in close proximity of highly regarded local schools including Chesham Grammar, Brushwood Junior, Newtown and Chesham Preparatory School. With a generous 188 square foot log cabin with fire pit in the garden and an integral double garage, this charming property provides more than 2,100 square feet of accommodation inclusive, with potential for further enlargement subject to the relevant consents. The bright and airy accommodation comprises: storm porch, entrance hall, cloakroom, study, 25ft double aspect sitting room with feature fireplace open to a separate dining room, 16ft kitchen with pantry cupboard, utility room and a fabulous 20ft sun room overlooking the garden with double doors to the patio. The first floor offers a master bedroom with fitted wardrobes and an en-suite shower room, four further bedrooms and a modern refitted family bathroom. Externally, to the front of the property is a long gravel driveway with ample parking and the remainder being laid to a shaped lawn with mature shrubs to the front, flanked by neat well established beech and conifer hedges. Gated side access leads to the 140ft southerly aspect rear garden which is a particular feature of this property with a heated shaped swimming pool, large paved patio area, generous lawned area and play area with zip wire. The secluded rear garden is enclosed to the majority by mature beech and conifer hedging, with the rear backing onto Chesham Grammar school playing fields.

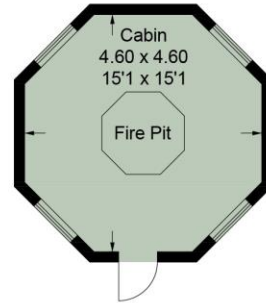
EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# 30 Botley Road

Approximate Gross Internal Area  
 Ground Floor = 111.6 sq m / 1201 sq ft  
 First Floor = 72.8 sq m / 784 sq ft  
 Outbuildings = 17.5 sq m / 188 sq ft  
 Total = 201.9 sq m / 2,173 sq ft

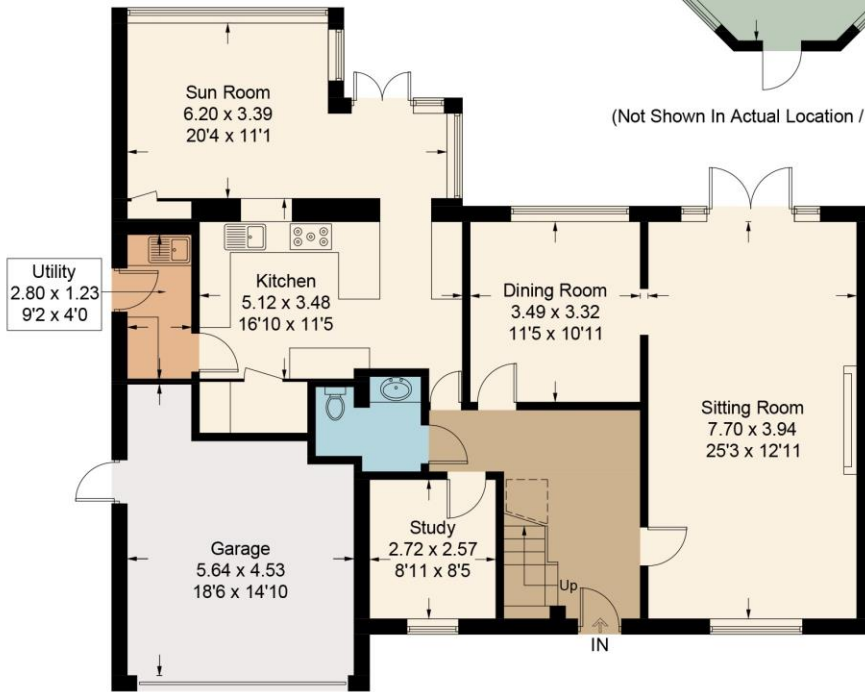


(Not Shown In Actual Location / Orientation)

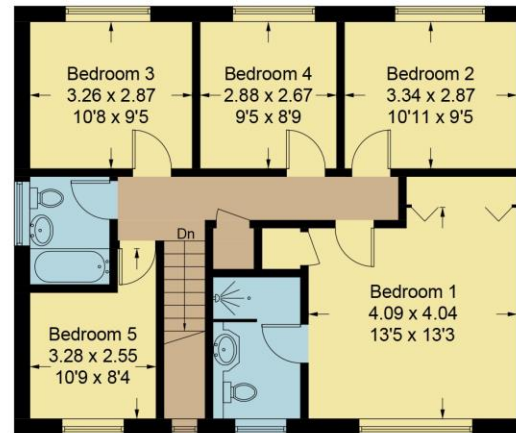
Rear Garden - Approximately  
 43.89 x 15.95  
 144'0 x 52'4

Front Garden - Approximately  
 32.00 x 16.51  
 105'0 x 54'2

= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

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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**MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND G

