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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...





# Chesham

OFFERS IN EXCESS OF

£1,325,000

Located on the edge of Ashley Green and within easy striking distance of both Chesham and Berkhamsted is this stunning 17th century farmhouse complete with detached self contained two bedroom annex. Boasting extensive South and South- West wrap around gardens to the side and rear and a host of character features - an internal inspection is essential.

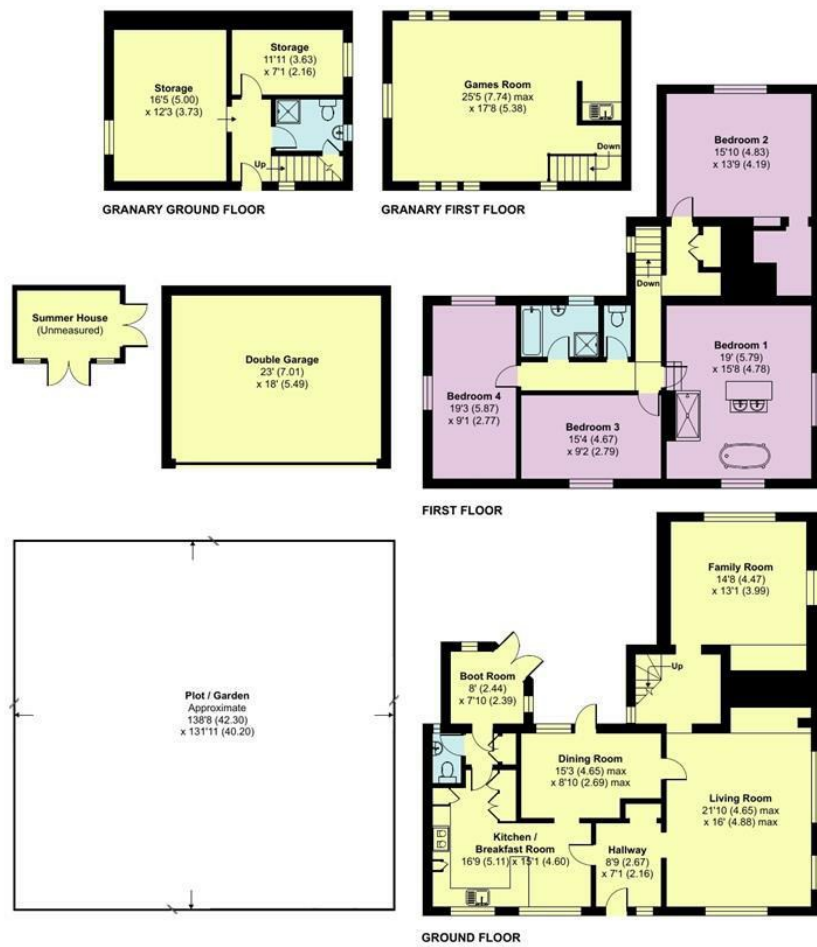


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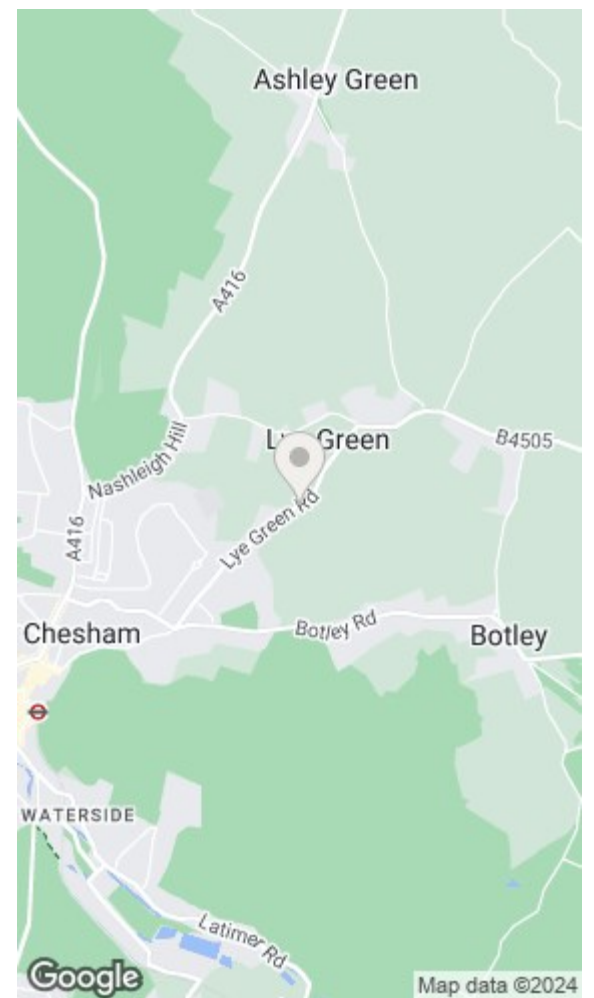
## Lye Green Road, HP5

Approximate Area = 2410 sq ft / 223.9 sq m  
 Granary = 857 sq ft / 79.6 sq m  
 Garage = 414 sq ft / 38.5 sq m  
 Total = 3681 sq ft / 342 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sterling Homes. REF: 1091651



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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A rare chance to purchase a detached farmhouse with separate granary and detached double garage.



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#### Ground Floor

The ground floor accommodation is ideally laid out for entertaining with a good size farmhouse style 'eat in' kitchen/breakfast room fitted with a host of base and eye level units incorporating an 'Aga'. From here you flow directly into the formal dining room which is further complimented by another two reception rooms including a drawing room with exposed timber beams and open grate Inglenook fireplace with bread oven, the double aspect family room is spacious yet cosy. A useful boot room opens directly to the rear garden with a ground floor cloakroom completing this level of the property.

#### First Floor

To the first floor are four double bedrooms with a separate bathroom which also benefits from both a bath and shower cubicle and a separate wc. The main bedroom also benefits from a continental style ensuite with freestanding clawfoot bath, walk in shower and twin wash basins.

#### The Gardens

Wrapping around the rear and side of the property the gardens benefit from South and South-West aspects and back directly onto open countryside. The garden is designed to be enjoyed from within the house as well as outside. Mainly laid to lawn the gardens are well stocked with a range of hedges, planted borders and specimen trees.

#### The Granary

Currently used as a home office but could easily be used as a detached two bedroom ancillary home the Granary has an entrance hall with doors opening to a store room and a games room, and a ground floor shower room. Rising to the first floor there is a large open plan space with space for a fitted kitchenette, exposed timber beams and vaulted ceiling.

#### Double Garage

A barn style double garage with electric up & over door, power and light with ample storage space into the roof eaves.

#### Planning permission

The property also benefits from planning permission for an extension to the rear should more space to the main house be required.

#### The Location

Lye Green is a highly sought after semi-rural hamlet located within the Chilterns approximately 1.8 miles north east of the popular old market town of Chesham, which is positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx 47 minutes). Nearby Chesham provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva Theatre/Cinema offers a regular programme whilst Lowndes Park includes a lake, children's playground and immediate access to the surrounding countryside, which forms part of the Chilterns Area of Outstanding Natural Beauty.

#### Transport Links

Chesham station is approximately 1.8 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

#### Education Locally

The area is also recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoners Grammar Schools. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls) locally for nursery to Year 8: whilst senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).

#### Agents Information For Buyers

Please be aware, that should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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