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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Ley Hill
GUIDE PRICE £1,500,000

Ley Hill

GUIDE PRICE

£1,500,000

A rare chance to purchase a wonderful family home measuring in excess of 3000 sq feet, on a plot of 1 acre including a paddock and stables within the catchment area for local primary and grammar schools whilst being within a few minutes' drive from Amersham and Berkhamsted.

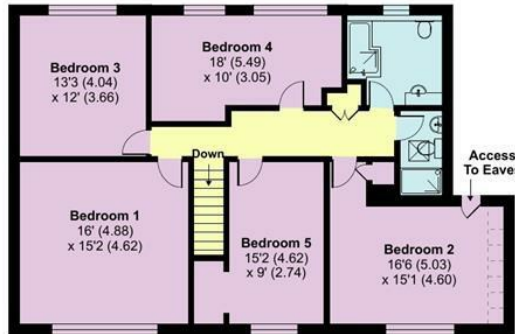


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Botley Road, Ley Hill, Chesham, HP5

Approximate Area = 2902 sq ft / 269.6 sq m
Limited Use Area = 16 sq ft / 1.5 sq m
Garage = 302 sq ft / 28 sq m
Stable(s) = 468 sq ft / 43.5 sq m
Total = 3688 sq ft / 342.6 sq m
For identification only - Not to scale

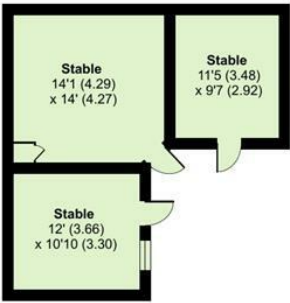
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1166406



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





A rare chance to purchase a detached home sitting on 1 acre of land with a paddock directly to the rear of the formal gardens.



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Ground Floor

Ground floor the front door opens onto a magnificent oak woodblock floor with stairs raising to the 1st floor. The entrance hall offers access to the walk-in boot room/cloak room and leads to 2 sets of double doors, one leading to the principal reception room and the other to the kitchen diner. The principal reception / lounge has a wood burning stove and has 2 sets of windows overlooking the front drive, the 'L' shaped kitchen diner is fitted with a comprehensive range of base and eye level units and features a walk in Pantry, together with double doors onto the full width patio. The kitchen diner opens onto a fully equipped utility room with a door to the integral garage / workshop. The entrance hallway also leads to the 2nd reception / playroom with double doors opening into the garden, and a further door opens onto the Office / 6th bedroom.

First Floor

The landing area has doors to all five bedrooms, the family bathroom and the separate shower room. There is also a hatch to the fully boarded attic space.

Outside

Outside without doubt the outside area is highly attractive, with a five bar gate opening onto the block paved driveway providing ample space for a number of vehicles, and gives access to the generously proportioned garage. There is tiled access down both sides of the property leading to the full width tiled patio area, which overlooks the 'formal' part of the garden, this in turn gives access to the triple stable block and the paddock area.

The Location

The house is set back from the road in the sought after village of Ley Hill, offering fields and forests to the front and back of the house in an area of outstanding natural beauty (AONB) with country walks and bridleways freely available.

Ley Hill enjoys a 'village feel' with its cricket club, Golf Club and 2 pubs, it is in close proximity to Amersham, Chesham & Berkhamsted all offering mainline railway stations (central London approx. 40 minutes) with all the national supermarkets (Waitrose/Sainsburys) and retailers together with many specialist individual shops. They all have a popular market days each week together with several Coffee shops and restaurants.

Transport Links

Chesham station is approximately 0.8 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

Education In The Area

The area is also recognised for its highly sought after schools, a short walk away is Ley Hill Primary School and in the other direction is Chesham Grammer School. There is also the renowned Dr Challoners Grammar School in Amersham. Independent schooling is also very well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls). Nursery through to 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, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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