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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
OFFERS OVER £1,350,000

Ley Hill

OFFERS OVER

£1,350,000

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.

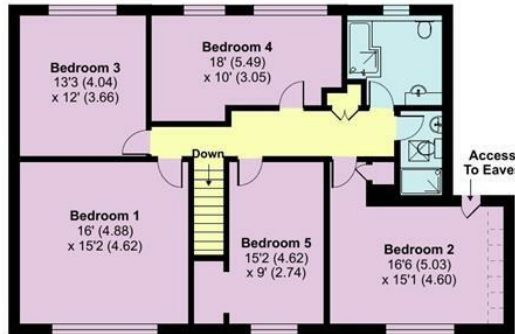


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Botley Road, Ley Hill, Chesham, HP5

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

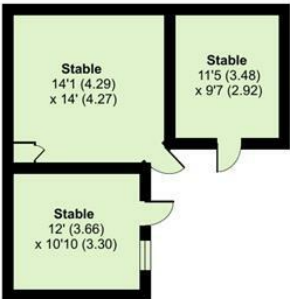
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 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			England & Wales		
EU Directive 2002/91/EC			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 dinner. 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
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, 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 bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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