



REGENT
ESTATES

COGDELLS LANE, CHARTRIDGE, CHESHAM

£1,100,000 Freehold

ACCOMMODATION

Regent Estates are proud to bring to market this 3 bedroom plus study Grade 2 listed property, set on a stunning and private corner plot located in a the sought after village of Chartridge. No Upper Chain.

Downstairs opens through a large entrance hall which leads onto a large kitchen. To the left of the kitchen features a large study. To the right of the hallway this leads through to a large two level, lounge/dining complete with a large Anglefield fireplace. The downstairs is complete with a boot room and WC.

Upstairs features 3 bedrooms. A master bedroom leading into the second bedroom, followed by a family bathroom and a further bedroom. The upstairs benefits from glorious views over the garden.

Outside the gardens are well established and surround the whole perimeter of the property. A large storage shed and workshop also lay on the boundary, this has potential SSTP for repairing or converting.

Chartridge is a ribbon village located in the lower Chiltern Hills about three miles northwest of Chesham. The town centre offers multiple shopping facilities, including Waitrose & Sainsbury's, as well as the Metropolitan line station for the London commuter via Baker Street. The Chiltern Line to London Marylebone can also be easily accessed from Chalfont & Latimer or Amersham station. The area is renowned for excellent educational facilities both its state and private schooling and the property falls within the catchment of Chartridge Combined School as well as Chesham Grammar School (mixed), Dr Challoners Grammar School (for boys) and Dr Challoners High School (for girls). Further details of which can be gained from the Local Authority: www.buckinghamshire.gov.uk/

LOCATION

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OUTSIDE

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IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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141-143 High Street, Berkhamsted, Herts,
HP4 3HH

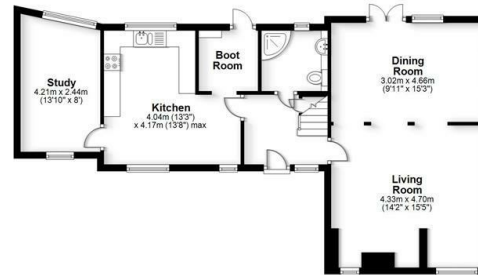
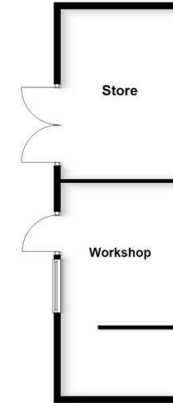
Email: info@regent-estates.com
www.regent-estates.com







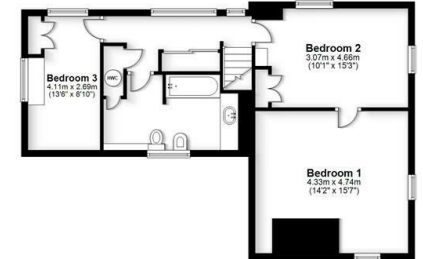
Ground Floor
Approx. 73.0 sq. metres (155.9 sq. feet)



Total area: approx. 138.6 sq. metres (1492.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only
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First Floor
Approx. 65.6 sq. metres (706.1 sq. feet)



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