



REGENT  
ESTATES



# BOTLEY ROAD, LEY HILL, CHESHAM

£1,375 PCM

## DESCRIPTION

UNDER OFFER! A one bedroom ANNEXE attached to a substantial Grade II Listed Country House, BEAUTIFULLY RENOVATED yet retaining period features throughout. "Nonna Lodge" can be found in a private position on an established residential road in the sought after Chiltern village of Ley Hill, within easy reach of Chesham town and tube station (Metropolitan Line) and a short drive to the centre of Berkhamsted. Secure gated entrance shared with the house, with allocated driveway space for one car. Gas underfloor heating. EPC exempt. Council Tax Band A. AVAILABLE NOW!

Accommodation: Entrance hallway leads through to a beautifully fitted country kitchen/dining room with integrated appliances including an electric aga. Generous sized living room benefitting from an Inglenook fireplace with log burning stove, a lovely master bedroom with wardrobe storage and view out to the private garden area, stylish shower room.

## VIEWING

Strictly by appointment through Regents Estates

01442 877878

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Email: [info@regent-estates.com](mailto:info@regent-estates.com)

Important Notice

1. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
2. The floor plan is not drawn to scale. Room sizes are taken between internal wall surfaces and should not be relied upon for carpets and furnishings.

