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65 Crown Cottages, Ley Hill, Buckinghamshire, HP5 1UY

A superb four-bedroom extended period cottage offering spacious and well-presented accommodation throughout.

- Characterful four bedroom / two bathroom cottage
- Modern interiors and period charm
- Two beautifully appointed reception rooms
- Contemporary open plan kitchen
- Principal Bedroom with stylish ensuite bathroom
- Study area and shower room
- Immaculate landscaped gardens
- Off street parking and garage
- Situated in the the picturesque village of Ley Hill
- Short walk to Ley Hill Primary School

A delightful, thoughtfully extended four-bedroom cottage situated in a charming semi-rural location. From the moment you enter this wonderful property, you experience a genuine sense of home. Off the open hallway is a cleverly-designed contemporary kitchen, which leads to a spacious and well-lit dining/family room, complete with bi-fold doors that open onto the rear garden. A sizeable yet cosy living room, featuring a log burner, provides a perfect space for relaxation and completes the ground floor. On the first floor, the principal bedroom benefits from a stylish en-suite bathroom. There is also a second bedroom on this level, along with a modern shower room. The top floor comprises two further light and airy bedrooms, as well as a useful study area — ideal for those working from home. Externally, the property features superbly landscaped, low-maintenance gardens, driveway parking, and a garage.





Ley Hill is a charming Chilterns village offering an idyllic countryside lifestyle with excellent local amenities, including a pub, a busy village hall, a church and a highly regarded primary school. The picturesque common features a nine-hole golf course and cricket club. Just 2.1 miles from Chesham Station (Met. Line) and with easy access to the M1, M25, and M40 via nearby towns, Ley Hill blends rural tranquillity with convenient connectivity.

Tenure: Freehold | EPC Rating: C | Council Tax Band: F



Approximate Gross Internal Area
 Ground Floor = 76.2 sq m / 820 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Second Floor = 41.5 sq m / 447 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 175.9 sq m / 1,894 sq ft

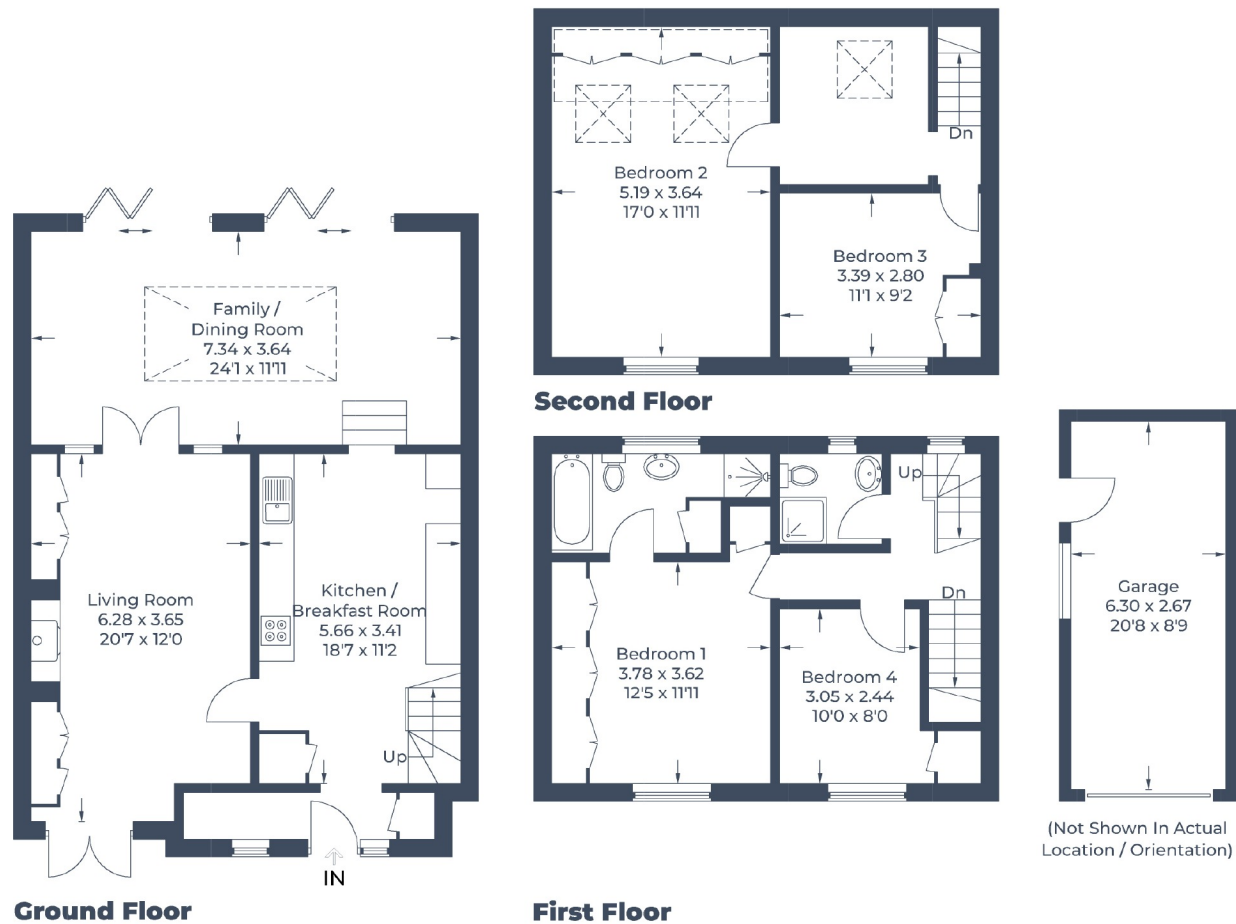


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