



8 The Grove, Latimer, Chesham, Buckinghamshire. HP5 1UE

Guide Price £1,300,000 FREEHOLD

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## 8 The Grove, Latimer, Chesham, Buckinghamshire. HP5 1UE

*Offered with vacant possession and no onward chain, a light and very well presented 5 bedroom detached family home located in the highly desirable and secure 'Parkfield Latimer' estate, close to the village of Latimer and amenities at Little Chalfont.*

5 Bedrooms | 3 Bathrooms (2 En Suites) | 3 Reception Rooms | Open plan Kitchen | Utility | Entrance Hall w/Cloakroom | Integral Double Garage| Carriage Driveway | Front & Rear Gardens | EV Charging Point | REF: KB-1250

**THE PROPERTY:** This stunning property on the private Parkfield Latimer estate offers a rare opportunity to own a home in this highly sought-after hamlet. Beautifully maintained throughout, this is an ideal family home. A generous carriage driveway provides ample parking and access to a double garage with electric doors. Beside which is a EV Charging point.

Inside, the home features a formal hallway with a cloakroom, leading to a gorgeous open-plan kitchen and dining room. The kitchen itself features an extensive range of 'Shaker' oak cabinetry, complimented by granite worktops and a range of integrated appliances. There is also a large American style fridge freezer within a recess and a practical utility room is located to one side. Beyond the kitchen is a light and airy dining area with a bay window and double doors opening onto the garden. The ground floor also includes a dual-aspect sitting room with a gas log fire and bi-fold doors, along with an excellent study, perfect for a home office or a children's TV room.

Upstairs, there are five bedrooms, including two dual-aspect bedrooms with modern en-suites and fitted wardrobes. The three additional bright bedrooms also feature wall-length fitted wardrobes and share a spacious family bathroom.

**OUTSIDE:** The mature landscaped gardens are a true highlight, with a patio area and a large expanse of lawn that backs directly onto serene woodland, accessible via a private rear gate.







A further pergola and terrace to one side offers an additional seating area to enjoy the surroundings and the rear elevation of the house.

**SITUATION:** The private estate of Parkfield Latimer is located just a short distance from the picturesque village of Latimer. The village is set out around a triangular green and includes the impressive Latimer House, built in 1830. The nearby village of Chenies offers a delightful selection of three country pubs, one of which boasts an AA Rosette award for culinary excellence. History enthusiasts will appreciate the enchanting Tudor Manor House, Chenies Manor, with its award-winning gardens overlooking the scenic Chess Valley.

The residents of **Parkfield Latimer** are granted exclusive use of acres of private woodland and meadow, along with tennis courts and a clubhouse for both recreational and social gatherings. A vehicle monitoring system is in place at the entrance to ensure the security of the estate.



Buckinghamshire is renowned for its superb schooling, with the property falling in catchment for the local primary, secondary, and three highly regarded grammar schools. Further information can be found on <https://schools.buckinghamshire.gov.uk/school-admissions>.

Whilst enjoying a peaceful semi-rural setting, it is still conveniently located for the larger centres of Little Chalfont, Amersham, and Chesham, which have Chiltern & Metropolitan line stations for the London commuter -



Fastest trains from Chalfont & Latimer to London Marylebone 34 minutes & Aldgate 56 minutes. The M25 and its connections with the general motorway network and airports are accessible at junction 18, Chorleywood (approximately 4.2 miles); making this an ideal home for both country living and city convenience.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Oil Fired Central Heating, Mains electricity, Water & Drainage

**COUNCIL TAX:** BAND G

**EPC RATING:** D

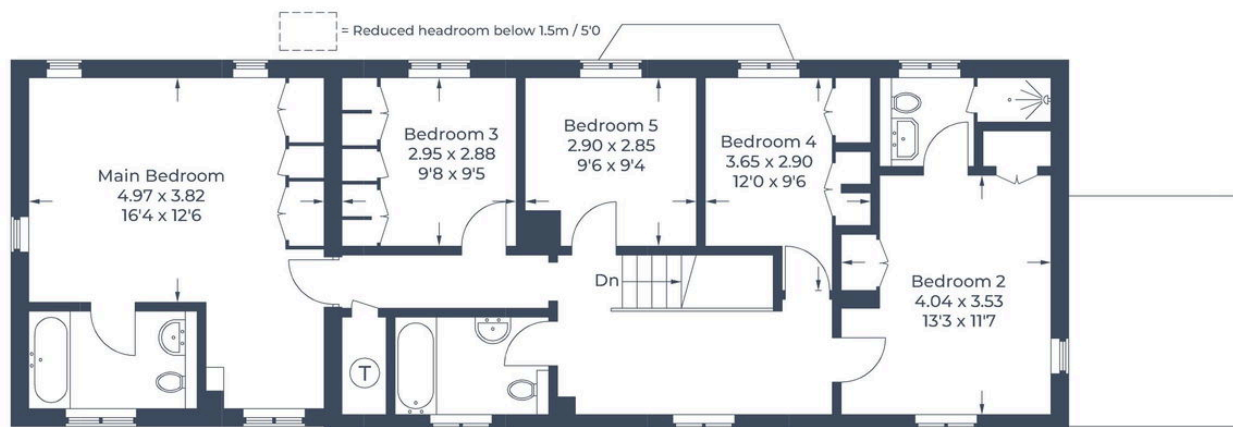
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**FOR ENQUIRIES QUOTE REF:** KB-1250

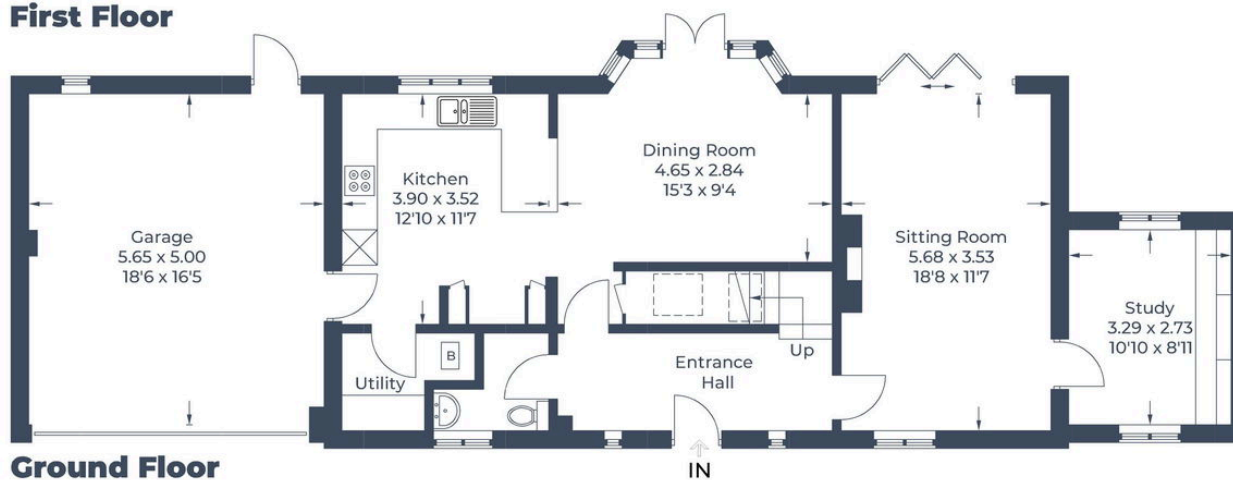




Approximate Gross Internal Area  
208 sq m / 2,239 sq ft  
(Including Garage)



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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