



Cherry Hill, Chiltern Road, Ballinger, Buckinghamshire, HP16 9LH

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*A well presented 3/4 bedroom chalet bungalow in a peaceful, semi-rural location backing woodland. The property has good, adaptable, family accommodation with a large, gently sloping garden backing onto woodland.*

Entrance hall | Two bedrooms | Family Bathroom | Dining room | Kitchen | Sitting room | Stairs to two further bedrooms | Garage converted to Utility room and storage.

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Chiltern Road, Ballinger is a very popular, peaceful, no-through road of mixed properties, the majority having substantial gently sloping gardens. Cherry Hill is a well-presented, semi-detached chalet bungalow set amongst other, similar properties.

The entrance hall and dining room have recently been fitted with hard wearing, low maintenance LVT flooring that takes the eye through the house. The square, main bedroom is immediately on the right and is front aspect, behind this is another bedroom (currently used as a spare sitting room/study) which overlooks the garden.

The family bathroom is central between the bedrooms and main living area and is fitted with a white suite comprising of bath, with thermostatically controlled power shower over, W.C, and basin.

The main living area is on the left of the house with the formal dining room and kitchen both being rear aspect. Both of which have large, picture windows that provide great views of the lovely garden and woodland beyond. The kitchen is fitted with a range of textured-effect, beige units with integrated double oven and ceramic hob plus space and plumbing for a dishwasher and free-standing fridge.

The main sitting room is off the dining room and is front aspect with a feature open fireplace with an unusual, marble surround and mantel.

Stairs from the entrance hall lead to the first floor where there are two, almost-identical bedrooms, both with Velux windows overlooking the garden and woods, one with eaves storage.

Outside, a door from the kitchen leads to the broad, paved, side access from where a door leads to the back of the garage which has been converted into a useful utility room with ample space for a washing machine and tumble drier and in which a large cupboard opens to reveal the oil-fired boiler and pressurised hot water cylinder. The garage has been divided in half with a door linking the two areas, the front being more for garden/paint etc storage.

The paved side passage leads to a few steps down to the garden which is laid mainly to lawn with well-stocked, mixed flower and shrub borders bounded by clipped hedging. A gate at the end of the garden gives access to the woods and footpaths beyond. To the front there is driveway parking for a couple of cars and a further area of lawn interspersed with shrub beds, to the front is a well-clipped hedge.

**Price... £650,000** *Freehold*



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## LOCATION

Ballinger is a village set just to the north of Great Missenden which offers excellent shopping facilities, junior and senior schools and a main line rail link into Central London (approximately 35 minutes), ideal for the commuter. For more extensive requirements, both High Wycombe and Amersham are close by.

## DIRECTIONS

From our office in Great Missenden follow the Link Road to the A413. Keeping in the left lane turn right onto the A413 and immediately left at the next roundabout onto Frith Hill. Take the first turning on the left and follow this road through South Heath and into Ballinger (about 2 miles). On entering Ballinger pass the Memorial Hall and cricket pitch and take the next turning on the right into Chiltern Road. Cherry Hill can be found a short distance along on the left.

## Additional information

Council Tax Band E

EPC band E

## School Catchments 2023-24

Lee Common Church of England School, Chartridge Combined School, Great Missenden CofE combined school, Upper School: The Misbourne School, Grammar: Chesham Grammar School (We recommend you check accuracy and availability at the individual schools )

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

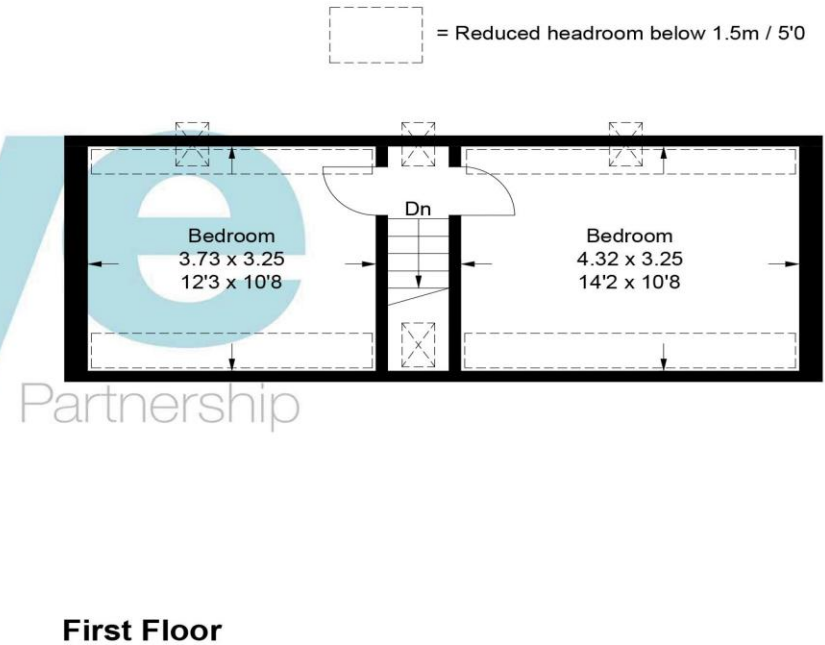
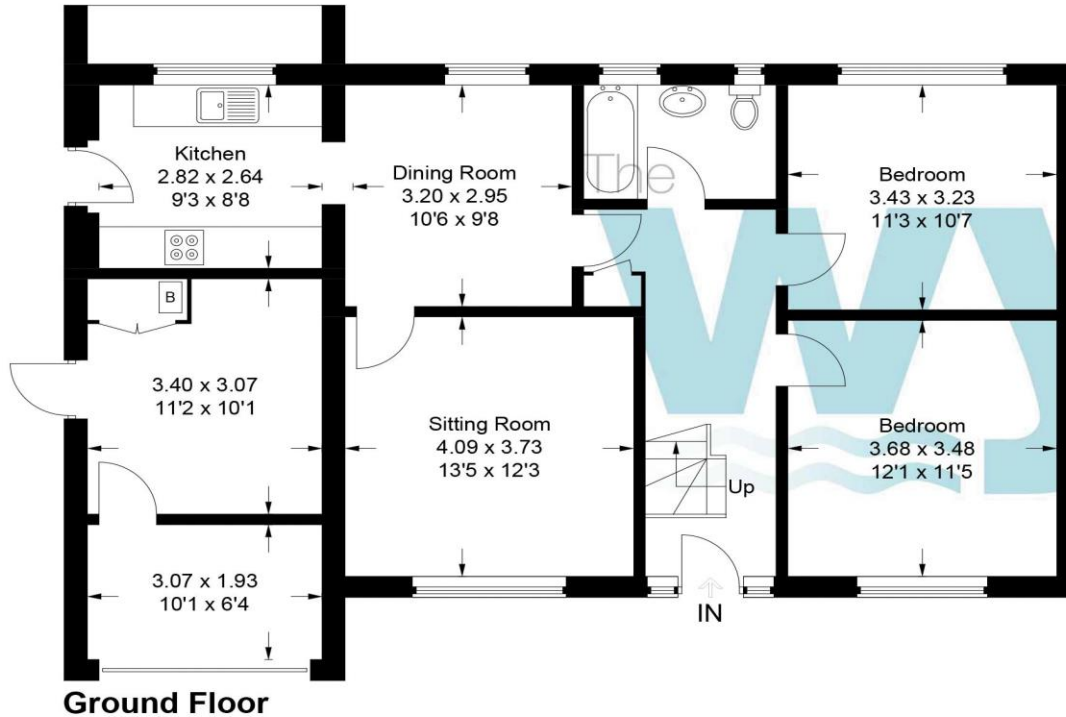
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# Cherry Hill, Chiltern Road

Approximate Gross Internal Area  
Ground Floor = 93.5 sq m / 1,006 sq ft  
First Floor = 30.1 sq m / 324 sq ft  
Total = 123.6 sq m / 1,330 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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