



116 Church Street, Chesham, Buckinghamshire, HP5 1JD

A freshly redecorated and recarpeted, Grade II listed, 3/4 bedroom cottage in the heart of Chesham's conservation area. The property has two reception rooms plus and external office/recreation room. The charming gardens are level and enclosed and lead down to the river Chess.. No Onward Chain.

Entrance hall | Sitting room | Cloakroom | Dining room | Kitchen | Three bedrooms | Recently refitted family bathroom | Additional loft room with separate staircase | Outside office/gym

Believed to date from the late 18th/early 19th century, 116 Church Street is a delightful chequered, red and grey brick fronted cottage. Retaining many period features, such as the sash windows and hipped Welsh slate roof, the property has been sympathetically updated and modernised to work in the 21st century.

Entry is through the pilastered front door into the entrance hall with the sitting room on the left with sash windows to the front and fireplace. Behind the sitting room are the stairs, the cloakroom and beyond that the dining room, again with fireplace and polished oak floorboards. The kitchen follows on from the dining room and is fitted with a comprehensive range of clean white kitchen units, the usual integrated appliances and a free-standing, gas, range cooker plus a breakfast bar for casual dining. Windows along the side flood the kitchen with natural light and the back door leads out onto the patio and garden beyond.

The staircase leads up to the landing with the master bedroom and two further bedrooms. The family bathroom has been newly refitted with a white suite comprising of bath, separate shower cubicle, W.C. and basin with contemporary subway-tiled walls. A further staircase leads up to a loft room which would make an ideal den or children's bedroom having an up and down roofline with beams and angles and a window overlooking the rooves and street scene below.

Outside, access to the back garden is via a timber gate within the "central elliptically arched carriageway" which is gated at both ends and provides useful storage for bikes etc. The level gardens are enclosed on two sides and comprise a patio area, a lawned area, an arbour and some beds with mature shrubs. At the far end of the garden flows the River Chess (about a metre below the garden) which forms the end boundary. A real bonus with this property is the additional garden room ideal for an office, gym or a children's playroom.

Price... £695,000 *Freehold*



LOCATION

Smart and well served by familiar High Street shops, Chesham's independent retailers provide everything residents need. A quality butcher, housewares shop, supermarket and baker complement the coffee shops and supermarkets including a Waitrose and Sainsbury. Chesham is a traditional Chiltern Market Town, having first been granted a market charter in 1257 by King Henry III. The town benefits from two, weekly markets, a monthly local produce market and occasional continental markets during the year. The Elgiva Theatre stages an excellent programme of professional live entertainment, which includes all kinds of music, ballet, drama and pantomime. The Metropolitan Line links London to this sought-after market town in the heart of the Chilterns.

DIRECTIONS

From our office in Great Missenden follow the signs into Chesham. As you enter the fringes of the town the road bends sharply left (the Queen's Head pub is on the corner) and the house can be found a short distance along on the right indicated by a Wye Country For Sale board.

Additional Information

Council Tax Band E

EPC Band E

School Catchment

Elmtree Infant and Nursery School, Thomas Harding Junior School – mixed Junior, Upper School/All ability; Chiltern Hills Academy – mixed Secondary, Chesham Grammar School - mixed Grammar, Boys' Grammar; Dr Challoner's Grammar School, Girls' Grammar; Dr Challoner's High 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

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



116 Church Street

Approximate Gross Internal Area

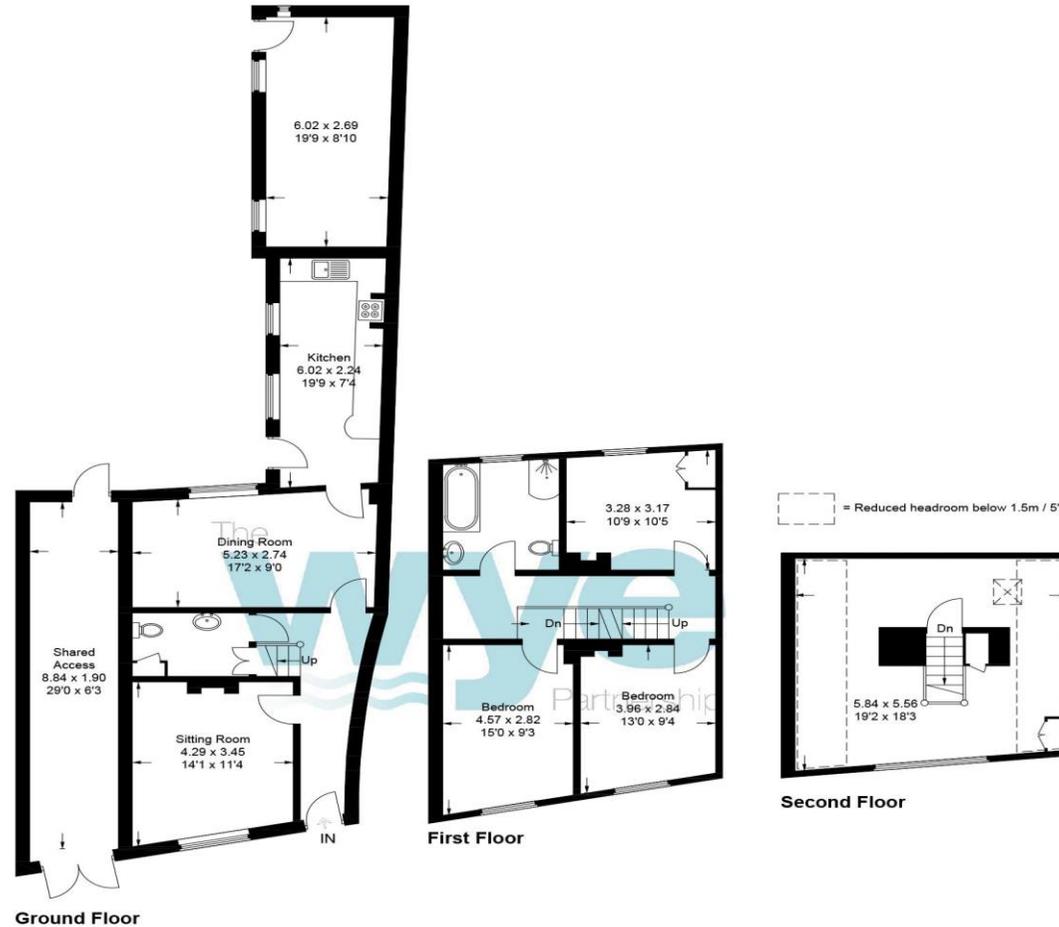
Ground Floor = 56.5 sq m / 608 sq ft

First Floor = 51.5 sq m / 554 sq ft

Second Floor = 30.8 sq m / 331 sq ft

Outbuilding / Shared Access = 34.1 sq m / 367 sq ft

Total = 172.9 sq m / 1,860 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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The **wye** Partnership