



13 Hivings Hill, Chesham, Buckinghamshire,
HP5 2PG

ROBSONS
RESIDENTIAL SALES

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A stunning 4/5-bedroom detached character home, brimming with period charm and original features. Highlights include a stained-glass front door, light & airy 9ft ceilings on the ground floor, ornate fireplaces, intricate cornices, double-glazed sliding sash windows, and classic picture rails. This versatile property offers spacious living across two reception rooms, a part-vaulted kitchen/breakfast room with skylights and an island, and a convenient cloakroom. Additionally, there's a third reception room or optional fifth bedroom, complete with an ensuite shower. Upstairs, you'll find four well-proportioned bedrooms and two bathrooms. The front of the property provides a generous brick-edged paved driveway with parking for 3 cars framed by attractive planted borders. To the rear, a delightful 75ft garden features a 12ft x 12ft shed, a vegetable garden, and a tranquil seating area beneath a vine-covered pergola, offering a perfect spot to relax in dappled shade. Offered with no onward chain.

Freehold - EPR: D - Council Tax Band: F

Chesham is a popular old market town within the Chilterns and positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The town provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva theatre/cinema offers a regular programme whilst Lowndes Park includes a lake, child's playground and immediate access to the surrounding countryside which forms part of the Chilterns Area of Outstanding Natural Beauty. Chesham Station is approximately 0.7 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40). The area is also recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoner's Grammar Schools The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6: whilst senior schooling can be found at Berkhamsted School (Boys and Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only
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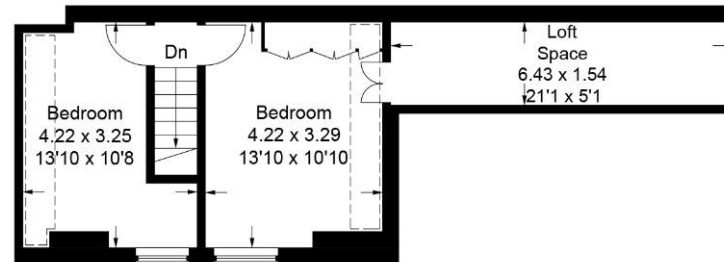
Directions: From our Chesham office proceed onto Broad Street and take left onto Townsend Road. At the T-junction turn right onto Bellingdon Road. Follow the road, which will merge with Hivings Hill, for approx. 0.3 mile and the property can be found on your right.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

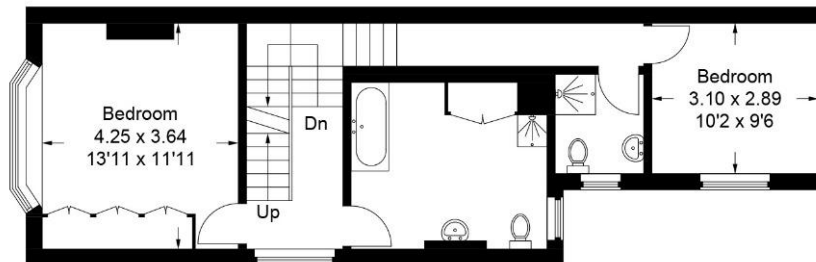
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Approximate Gross Internal Area
 Ground Floor = 86.4 sq m / 930 sq ft
 First Floor = 53.6 sq m / 577 sq ft
 Second Floor = 38.1 sq m / 410 sq ft
 Outbuilding = 5.3 sq m / 57 sq ft
 Total = 183.4 sq m / 1,974 sq ft (Including Loft)

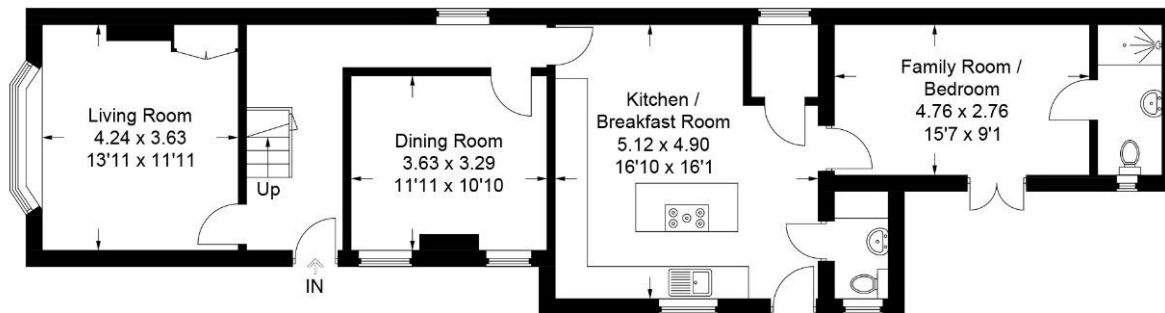
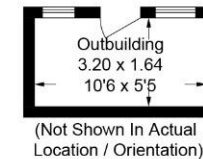


Second Floor

= Reduced head height below 1.5m



First Floor



Ground Floor

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.

