



**Cheyne House , Sycamore Road, Amersham,
Buckinghamshire, HP6 6BB**

ROBSONS
RESIDENTIAL SALES

Cheyne House, Sycamore Road, Amersham, Buckinghamshire, HP6 6BB

An excellent, five bedroom, detached house of character set in this unbelievably convenient location with versatile accommodation and offering phenomenally easy family life with the town centre and amenities on its doorstep. Cheyne house is set behind gates with extensive parking and mature grounds, including a superb terrace area for entertaining, with areas of lawn extending to approx. 90ft. The property comes complete with an attractive, covered open barn, providing parking for two vehicles.

Freehold. EPR:D Council Tax Band: G

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located close walking distance from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls) and Amersham School. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only

via

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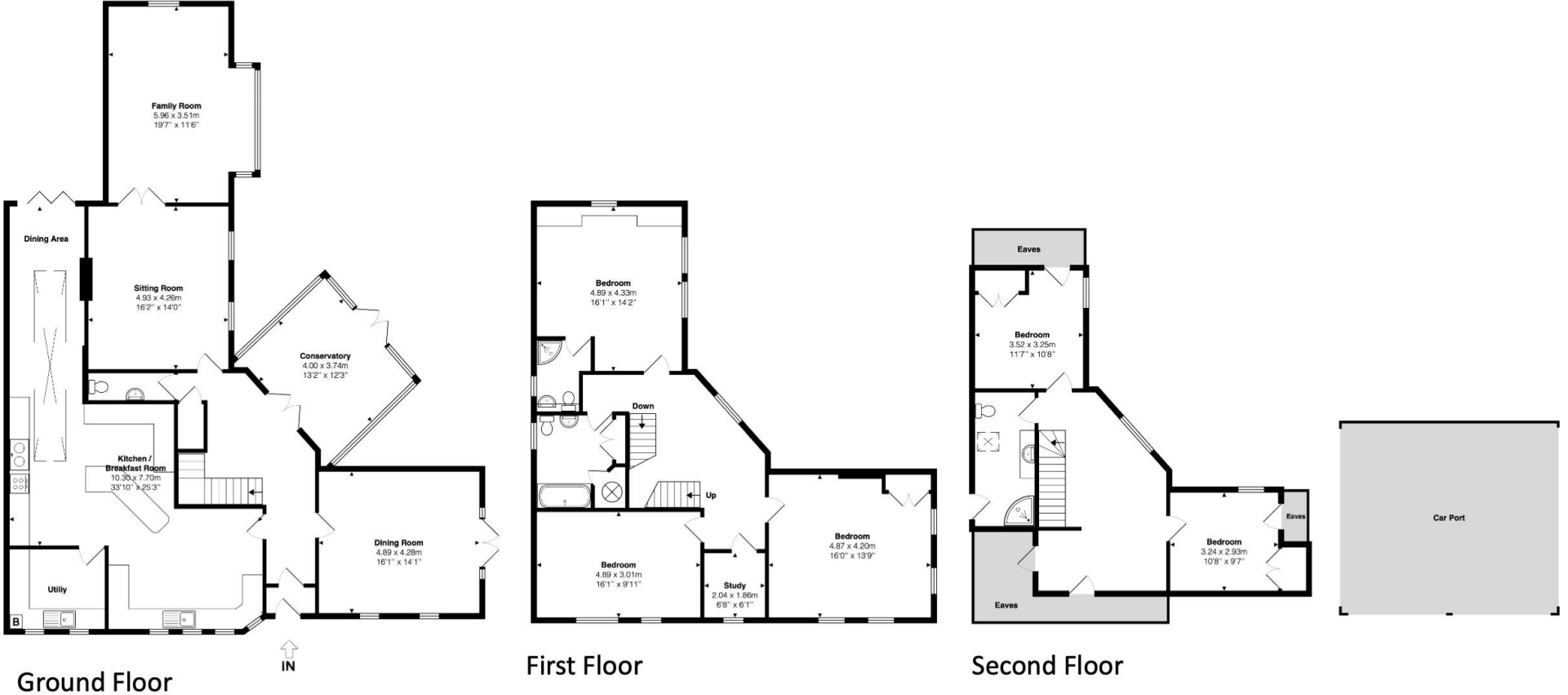
Directions: From our office proceed up Hill Avenue to the roundabout, turn right into Sycamore Road and at the next roundabout drive straight over continuing along Sycamore Road. At the next roundabout drive straight over and Cheyne House can be found on the right-hand side.

* 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.

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Approx. Gross Area
307 sq m – 3301 sq ft Excl Car Port



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