

**Field House, Bullbaiters Lane, Hyde Heath,
Buckinghamshire, HP6 5RS**



ROBSONS
RESIDENTIAL SALES

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Occupying an enviable position in grounds of approximately two acres, this delightful family home offers a wealth of character & charm and benefits from generous and well laid out accommodation throughout. Surrounded by beautiful open countryside, the property offers a rare opportunity to further extend the current footprint of the house (subject to the necessary planning) and furthermore, utilise as one wishes, the stunning grounds which surround. The accommodation comprises: Kitchen, family room, utility room, boot room, sitting room, dining room, study, conservatory, cloakroom, 4 double bedrooms, three bath/shower rooms, 2 detached outbuildings (originally constructed as stables) used for house, garden and ancillary purposes, double garage with studio over, generous parking, beautifully maintained gardens, approximately 2 acres. Freehold - Council Tax: H - EPR: D

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School as well as many recreational pursuits. Amersham station is 3.2 miles from the property. 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

via

Robsons Estate Agents

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Directions: From our Amersham office proceed up Hill Avenue and straight across the pair of mini roundabouts signposted towards Chesham. Continue over the next mini roundabout by the Boot & Slipper public house then at the next mini roundabout turn left onto Copperkins Lane. Follow this road to the end and at the T-junction turn left onto Weedon Hill, towards Hyde Heath. Follow the road until you reach the Plough public house on your left-hand side. Bullbaiters Lane can be found a little way along just passed the pub on the left-hand side and the property is the last house on the left.

* 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.

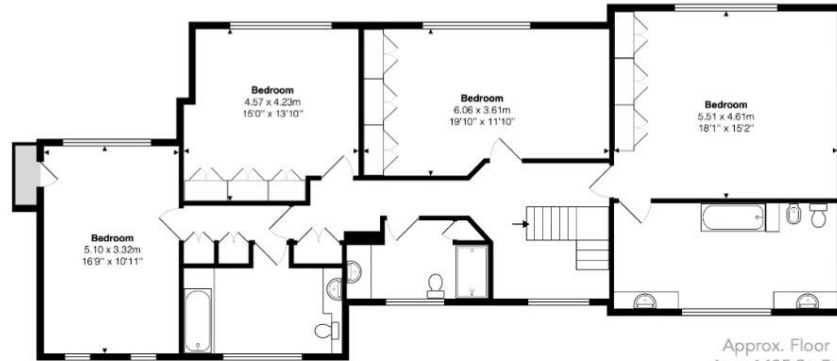
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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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Approx. Gross Area

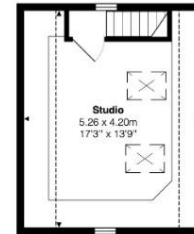
454 sq m – 4888 sq ft Incl Garage & Outbuildings

339 sq m – 3651 sq ft Excl Garage & Outbuildings

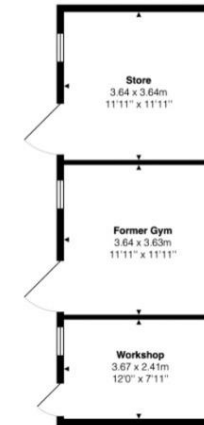


Approx. Floor Area 1435 Sq.Ft. (133 Sq.M)

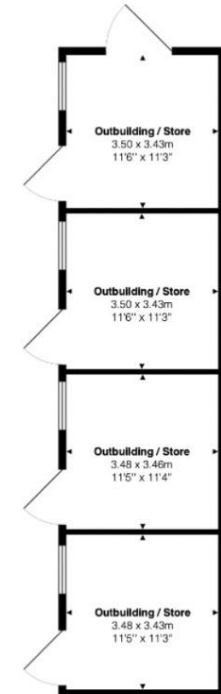
First Floor



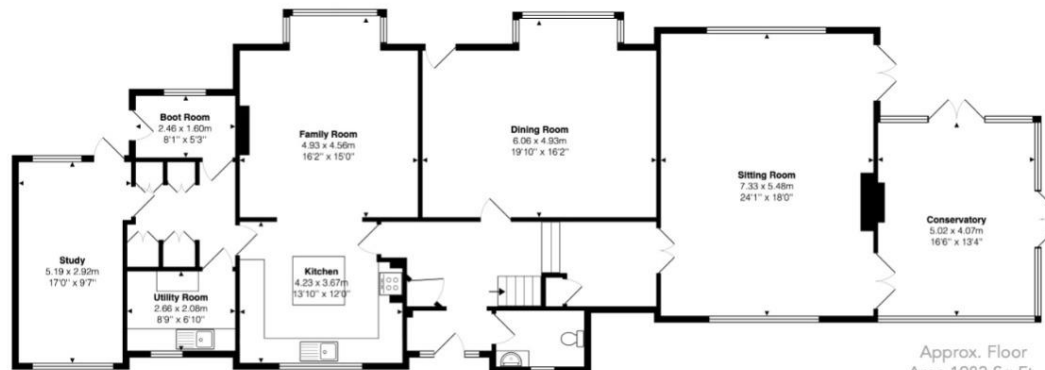
Approx. Floor Area 234 Sq.Ft. (22 Sq.M)



Approx. Floor Area 388 Sq.Ft. (36 Sq.M)



Approx. Floor Area 524 Sq.Ft. (49 Sq.M)



Approx. Floor Area 1982 Sq.Ft. (184 Sq.M)

Ground Floor



Approx. Floor Area 326 Sq.Ft. (30 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

