



*Chesham Green, Chesham Road*

Bury



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

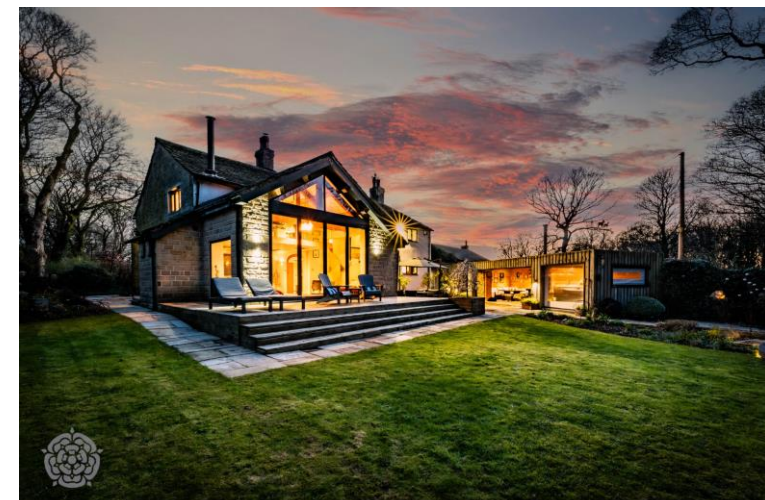
## Chesham Green – Elegant Period Home with Modern Luxury

Approached via a charming gravel driveway and set within approximately one acre of private, mature grounds, the property enjoys a rare sense of seclusion while remaining moments from Bury and the M66.

The property blends original features...with stylish modern design such as stone mullion windows and exposed beams—with stylish modern design. A standout open-plan dining kitchen features sleek units, Corian worktops and underfloor heating across the ground floor, ideal for family life and entertaining. Additional living spaces include a cosy lounge with a wood-burning stove and a bright sitting room with full-length windows and bi-fold doors opening onto the grounds. Upstairs offers four spacious double bedrooms and two well-appointed bathrooms. The home has been thoughtfully modernised throughout, including underfloor heating to the ground floor and high quality contemporary finishes.

Externally, the home is surrounded by incredible mature grounds, featuring expansive lawns, gravelled pathways, and charming secret gardens. Two large patio areas provide the perfect setting for alfresco dining and outdoor entertaining. A superb detached leisure space further enhances the offering, complete with a fitted bar, seating areas and a covered hot tub—ideal for year-round enjoyment.

A rare opportunity to own a distinctive home combining historic charm with contemporary living. Early viewing is highly recommended.



## Entrance Porch

A stunning stone-built porch creates an immediate sense of character and charm, setting the tone for the home beyond. The beautifully crafted entrance door, rich in detail and style, welcomes you into a spacious and inviting porch area, currently used as a very practical boot room, providing convenient storage and a welcoming space after countryside walks.

## Reception Rooms

The formal lounge is a beautifully relaxing space, brimming with character and warmth, and enhanced by a charming feature wood-burning stove that creates a cosy focal point.

Flowing seamlessly from the open-plan kitchen/sitting room, an original feature archway adds a touch of period elegance and leads through to a truly stunning sitting room. This exceptional space is flooded with natural light, thanks to its striking glass apex. The bi-folding doors create effortless indoor-outdoor flow, making the space ideal for year-round indoor-outdoor living and entertaining.

## Open Plan Dining Kitchen & Utility Room

Step into a stylish and functional open-plan dining kitchen, designed for modern living and effortless entertaining. The space features elegant Corian worktops and a bright seating area, perfect for family gatherings or casual dining.

Culinary enthusiasts will appreciate the wealth of Neff appliances, including two double ovens with warming drawer, an induction hob with feature extractor, and an integrated dishwasher. A sleek double sink unit and convenient hot water tap complete this state-of-the-art kitchen setup.



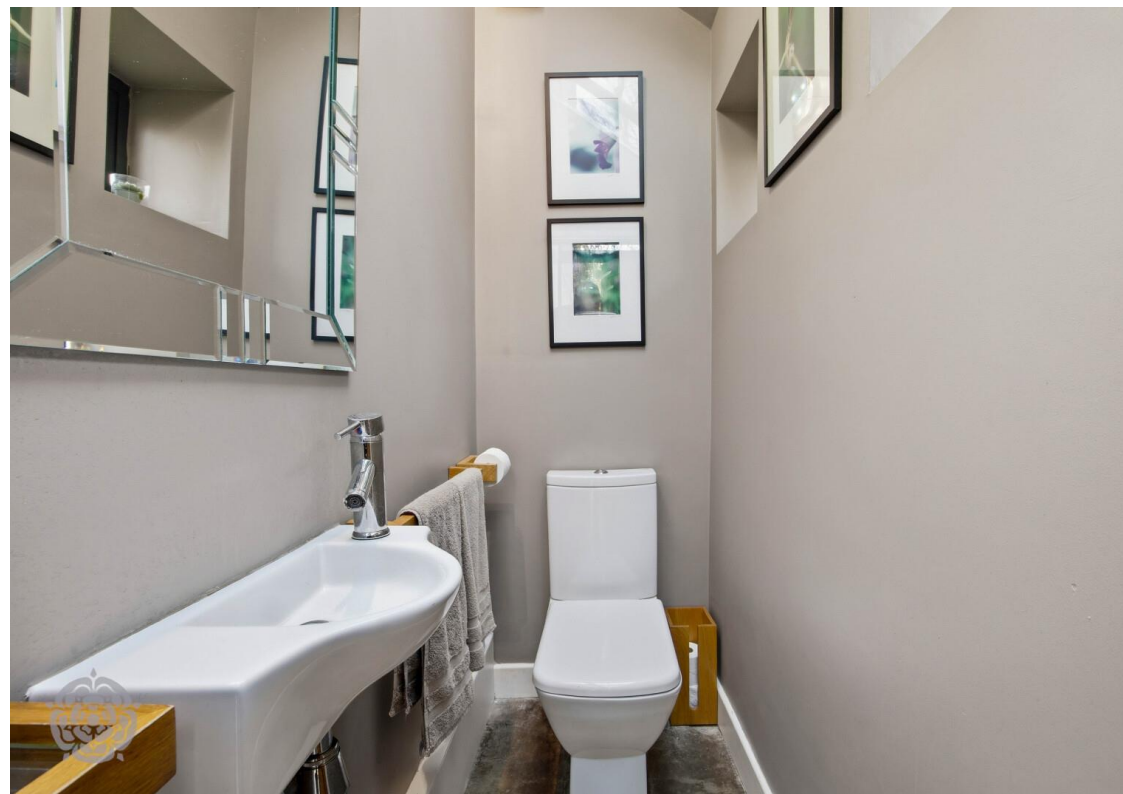


The adjoining pantry/utility area is thoughtfully enclosed, offering plumbing for a washing machine and versatile storage solutions to keep your kitchen organized and clutter-free.

This impressive space forms the true heart of the home, perfectly suited to family gatherings and relaxed hosting.

### *Guest WC*

Contemporary 2 piece white suite comprising: low level WC and wash hand basin.





### *Gallery Landing*

Make a statement with this fantastic wooden staircase the vaulted, beamed ceiling enhances the sense of space and character, creating a striking central feature to the first floor.

### *Master Bedroom & Dressing Room*

The master bedroom is a beautifully appointed, spacious retreat, designed for comfort and style. It features a walk-in dressing room with double hanging space and ample shelving, providing organized and elegant storage.

### *Family Shower Room*

Ideal for growing families, this additional contemporary shower room features a sleek 3-piece white suite, including a tiled shower cubicle with mixer shower, a vanity wash hand basin, and a low-level WC. Stylish and practical, it combines modern design with everyday convenience.



## *Further Bedrooms*

All bedrooms enjoy generous proportions and a peaceful outlook over the surrounding grounds. The third bedroom boasts a standout feature—a dedicated study area beneath a fantastic vaulted ceiling, creating a stylish and inspiring space that's both practical and striking.



## *Ensuite Family Bathroom*

The Jack and Jill ensuite family bathroom is simply stunning, featuring a contemporary 5-piece white suite. Highlights include a double shower cubicle, twin vanity wash hand basins, a freestanding feature bath, and a low-level WC. The beamed ceiling adds character and charm, while a private access door to the master bedroom ensures both style and convenience. The combination of contemporary fittings and period character creates a luxurious, spa like feel.



## *Grounds*

Set amidst a tranquil and private landscape which is currently tended by a professional garden contractor, the property is approached via a charming gravel driveway that winds through beautifully landscaped gardens. The expansive lawns, mature trees and secluded seating areas create a sense of space rarely found so close to Bury. The grounds feature meticulously maintained lawns, bordered by mature trees and seasonal shrubbery, providing both elegance and privacy. Vibrant flower beds and ornamental plants enhance the natural beauty of the estate, creating a serene and welcoming environment. The combination of open green spaces and thoughtfully arranged greenery offers a perfect balance of leisure, aesthetics, and functionality, ideal for both outdoor entertaining and quiet reflection.





## *Bar Leisure Area*

Step into a truly exceptional bar and leisure space, designed for both relaxation and entertaining in style. This stunning area features a bespoke range of fitted wall and base units, offering ample storage while maintaining a sleek, contemporary finish. A premium integrated wine chiller ensures your collection is always perfectly presented and ready to enjoy.

Thoughtfully designed built-in seating areas create a welcoming and sociable atmosphere, ideal for hosting guests or unwinding in comfort. The space seamlessly extends to an undercover hot tub area, providing a private retreat that can be enjoyed all year round, whatever the weather.

Completing this versatile leisure space is a convenient electric roller up-and-over door, offering both security and easy access, making the area as practical as it is luxurious.

Together with the covered hot tub area, this versatile suite provides a premium year round entertaining space.

## *Detached Gym/Office*

Fully double glazed and highly versatile, this detached outbuilding is ideal as a gym, office, studio or additional storage – a valuable extension of the home's usable space.





## *Tenure*

Freehold

## *Local Authority And Council Tax*

Local Authority - Bury

Council Tax Band: G

Annual Price: £4,024



## Flood Risk

Very Low

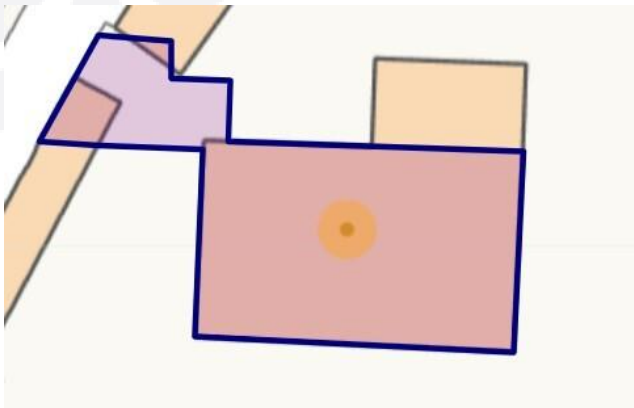
## Mobile Coverage And Broadband

Mobile coverage  
EE, vodafone, Three, O2

Broadband  
Basic 6 Mbps  
Superfast 45 Mbps

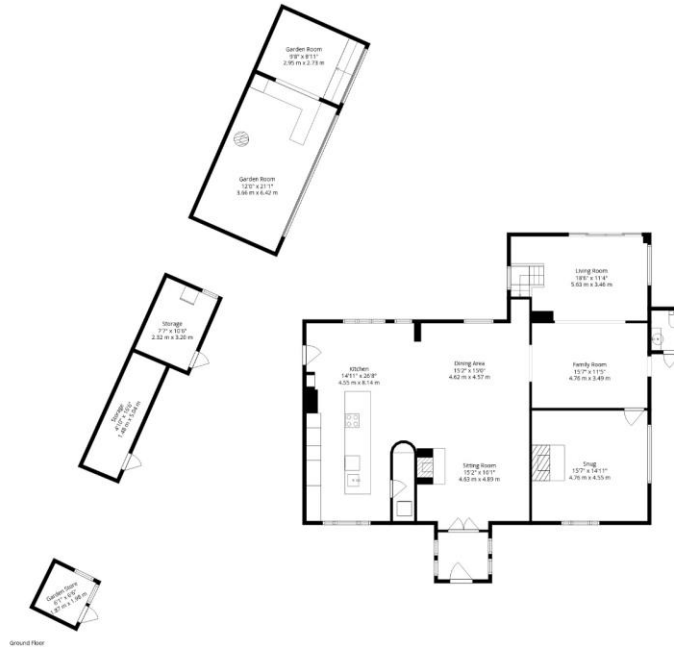
Satellite / Fibre TV Availability  
BT, Sky, Virgin

EPC Rating - To be confirmed





First Floor



Ground Floor

**TOTAL: 3354 sq. ft, 312 m2**

**GROUND FLOOR: 2089 sq. ft, 194 m2, FIRST FLOOR: 1265 sq. ft, 118 m2**

**EXCLUDED AREAS: OPEN TO BELOW: 180 sq. ft, 17 m2, WALLS: 286 sq. ft, 27 m2**



For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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