



Nashleigh House, Lycrome Road, Chesham, Buckinghamshire, HP5 3LA

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Set on the desirable outskirts of Chesham, this superb ground floor apartment combines classic Victorian character with contemporary comfort, arranged across an impressive 1,417 sqft with two double bedrooms, two bathrooms, two reception rooms, parking and garage, set within 1 acre of stunning gardens.

Step inside grand Victorian living with this truly unique *ground floor apartment*, originally dating back to 1885. Beautifully converted but still brimming with period charm, the property boasts classic architectural details throughout. The heart of the apartment is a gracious sitting room featuring a magnificent original fireplace, complete with a marble hearth, a perfect setting for welcoming guests or cosying up in the evenings. The generous dining room enjoys a spectacular vaulted ceiling, creating an impressive setting for dinner parties or relaxed family meals. Beyond, discover a stylish kitchen with a bespoke shaker kitchen fitted by The White Kitchen Company with Fisher & Paykel range style oven and fridge freezer, a cellar cleverly adapted for use as a utility room, maximising practicality without compromise.

With two spacious double bedrooms, including one complemented by a contemporary en-suite shower room, there's ample accommodation for couples, professionals, or those seeking a sophisticated pied-à-terre. A further family bathroom completes the layout, catering for both privacy and convenience.

Step outside to a glorious, sun-trapped private patio and expansive communal gardens spanning a full acre, an idyllic outdoor retreat for al fresco entertaining, or simply anyone seeking outdoor space to relax among nature. Additional benefits include private driveway parking and a separate garage, providing peace of mind and further storage options.

This property enjoys a coveted position on the tranquil outskirts of Chesham, placing you at the gateway to the picturesque Chiltern Hills. Here, endless opportunities abound for scenic country walks, cycling adventures, or tranquil afternoons discovering nature in this Area of Outstanding Natural Beauty.

For commuters and urban explorers, both Chesham and Berkhamsted provide outstanding transport links. The Metropolitan Line at Chesham delivers direct tube connections into Central London, while Berkhamsted station offers mainline services for swift journeys further afield. Families are exceptionally well-catered for, with a choice of highly regarded schools in the area, including Chesham Grammar School, Dr Challoner's in Amersham and Little Chalfont, Chesham Prep, Tring Park, and the prestigious Berkhamsted School.

Share of Freehold | EPC rating E | Council Tax Band E

Lease 999 years from 01/07/1993

Maintenance costs £180 per month

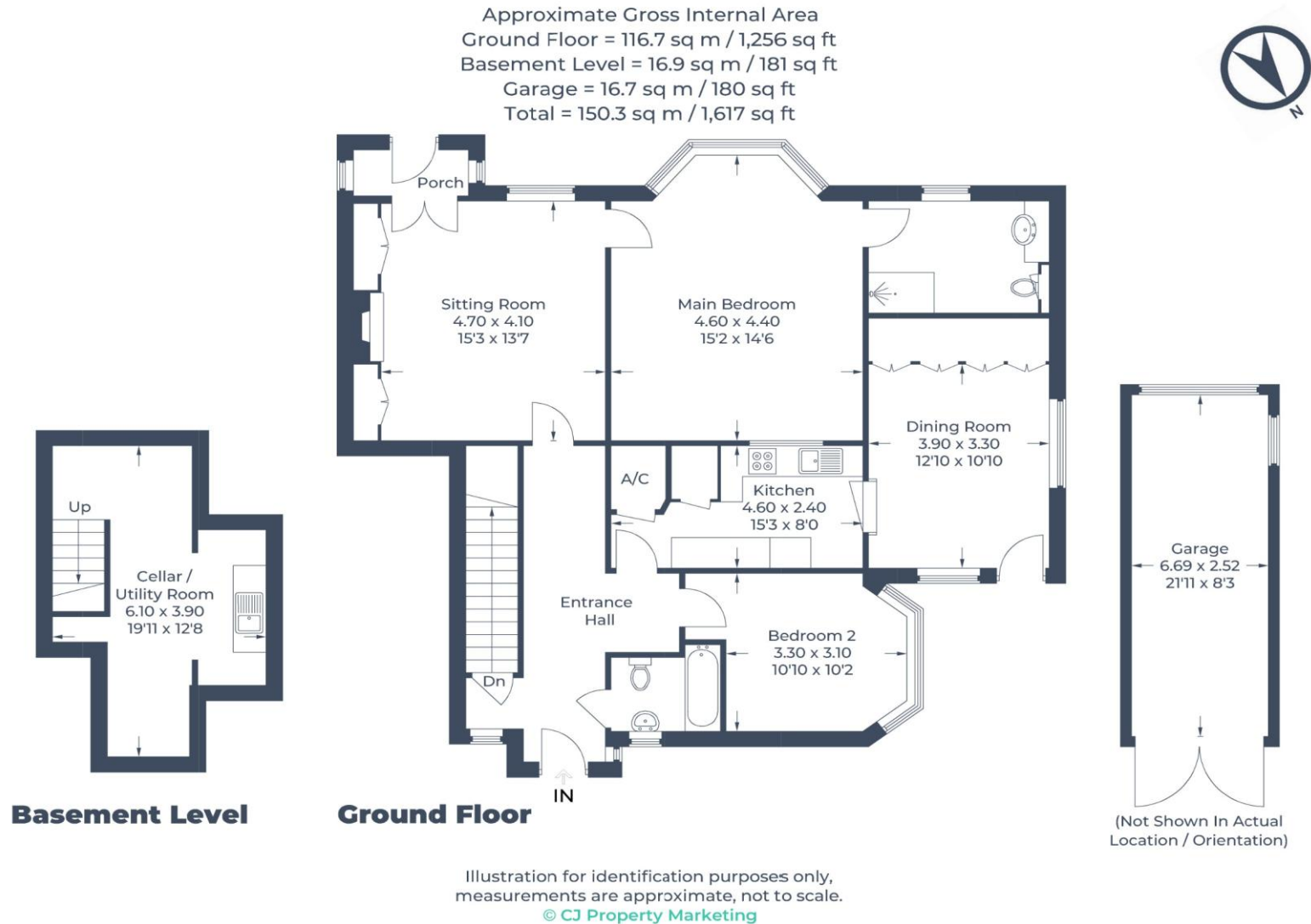
Ground rent £12 pa

Buildings insurance £383 pa

Guide Price £550,000







Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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