



The Rosary, 13 Green Lane, Chesham Bois,
Buckinghamshire, HP6 5LN

ROBSONS
RESIDENTIAL SALES

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A rare opportunity to purchase this beautifully presented 4 bedroom detached house situated in this highly regarded and sought after location in the heart of Chesham Bois. The Rosary has been thoughtfully extended by the current owners to provide four well proportioned bedroom, two with ensuites, a superb open plan kitchen/dining/living area across the rear along with both formal and family sitting areas and a multipurpose, part vaulted additional ground floor room. The garden is a particular feature of the property, enjoying a southerly aspect and extending to approximately 100ft with a delightful courtyard entertaining area and excellent garden studio/office.
Freehold. EPC rating: C. Council Tax Band: F

Set in the picturesque Chilterns, Chesham Bois is a small, attractive Buckinghamshire village interconnected with Amersham, a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London – 1.1 miles from the property) and easy access to the surrounding countryside. There are two distinct areas to Amersham: 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. Nearby Amersham boasts the Lifestyle Centre with a plethora of social and sporting activities for all age groups. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools. Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles.



Viewing by appointment
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Directions: From our Amersham Office proceed up Hill Avenue turning right into Sycamore Road. At the end of the shops, progress over the following two mini roundabouts towards Chesham Bois and onto Bois Lane. After the War Memorial and shops, take the next left hand turning into Green Lane.

* 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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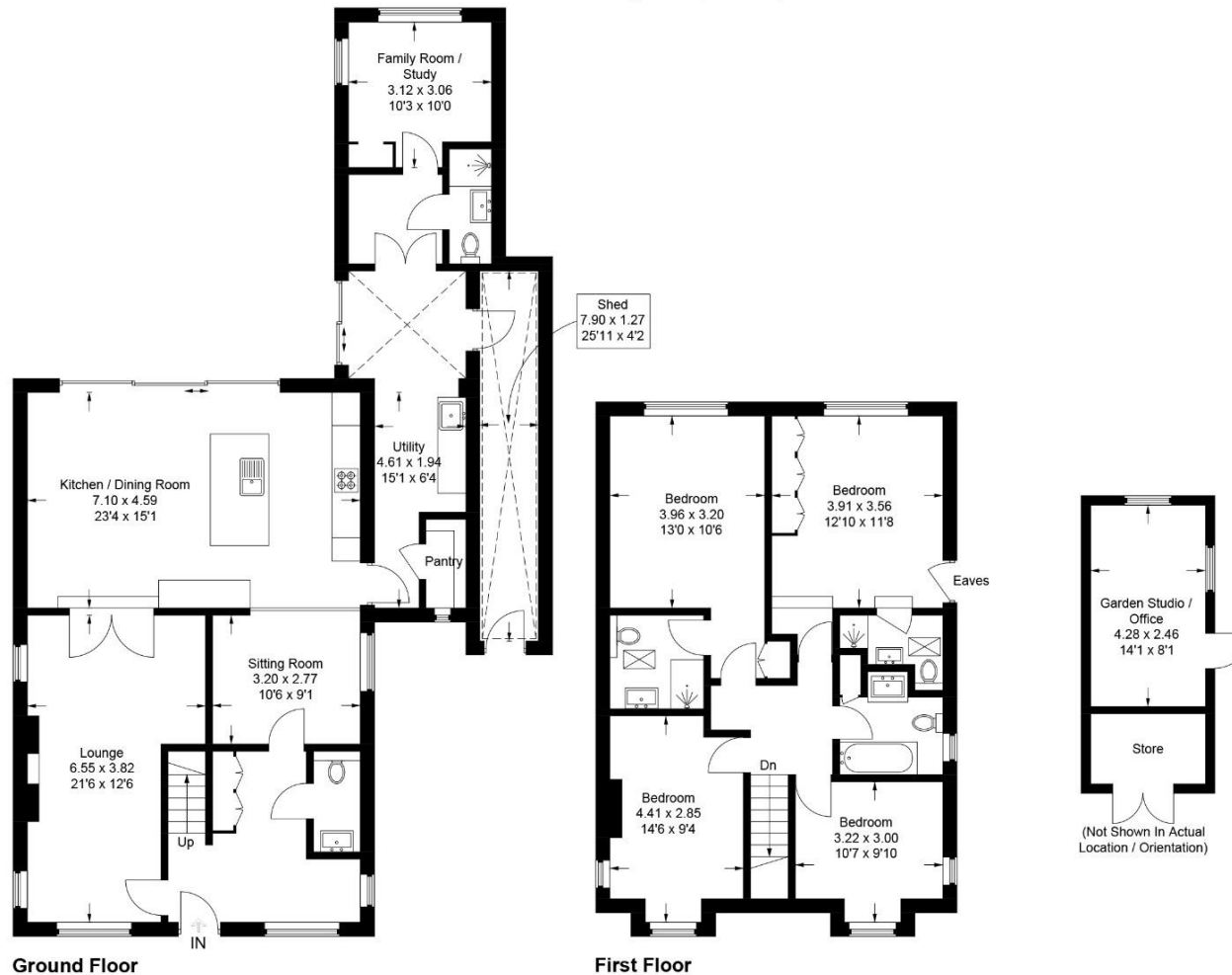
Approximate Gross Internal Area

Ground Floor = 126.5 sq m / 1,362 sq ft

First Floor = 74.5 sq m / 802 sq ft

Outbuilding = 14.6 sq m / 157 sq ft

Total = 215.6 sq m / 2,321 sq ft



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.

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