



EXCEPTIONAL GRADE II LISTED THREE BEDROOM, TWO BATHROOM DETACHED COTTAGE IN A SOUGHT AFTER LOCATION

The Village, Latimer, Chesham, HP5 1TZ

ROBSONS

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**THREE RECEPTION ROOMS • KITCHEN •
STUDY • GROUND FLOOR SHOWER ROOM •
THREE BEDROOMS • TWO BATHROOMS •
PRIVATE GARDENS • DOUBLE GARAGE • SELF
CONTAINED ANNEXE • GATED DRIVEWAY**

Description

This exceptional Grade II listed three-bedroom, two-bathroom detached cottage is situated in the sought-after village of Latimer and offers approximately 2,704 sq ft of beautifully presented, character-filled accommodation. Set within stunning private gardens with breath taking views across the Chess Valley. Further benefits include a gated driveway, a double garage, and a self-contained annexe featuring a kitchen, bathroom, and living area.

The property comprises an entrance hallway featuring a guest shower room. From here, you are led into the impressive reception room, a wonderfully characterful space showcasing exposed beams, a magnificent fireplace with a log-burning stove, and a French door opening outside. The dining room provides an excellent space for entertaining and gives access to a separate study, ideal for those working from home.





The dining room leads through to the beautifully appointed Martin Moore kitchen, renowned for its exceptional craftsmanship and timeless design. It is fitted with an excellent range of bespoke cabinetry, integrated appliances, and a useful walk-in pantry. Beyond the kitchen is a delightful sitting room featuring a bay window and a door leading directly out to the garden.

The first floor offers three double bedrooms, together with a beautifully appointed family bathroom featuring exposed oak beams, a freestanding roll-top bath and vanity storage beneath the wash basin.

The property is set within beautifully maintained, private gardens that are predominantly laid to lawn and bordered by mature hedging. A generous patio offers the perfect setting for al fresco dining and entertaining.

Location

The area is renowned for its excellent educational facilities including Chesham Grammar school (mixed), Dr Challoner's Grammar School for boys in Amersham and for Dr Challoner's High School for girls in Little Chalfont. For Independent schooling there is Berkhamstead School and Chesham Preparatory, along with The Beacon School and Hetherton House both in Amersham.

Additional Information

Tenure: Freehold

Local Authority: Buckinghamshire Council

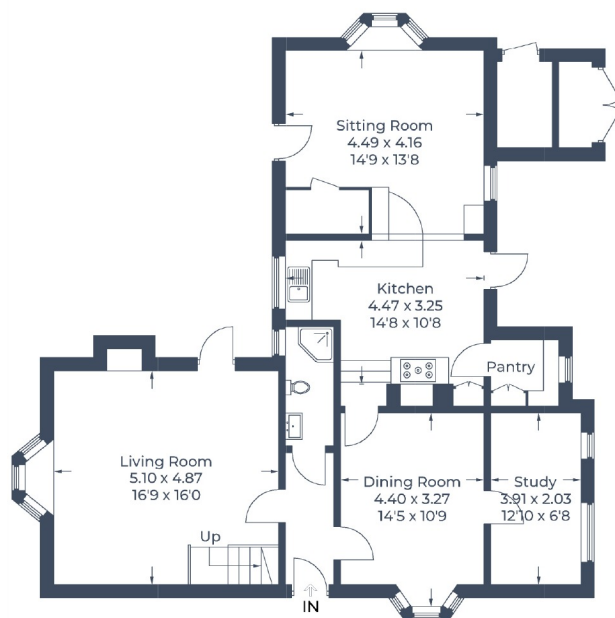
Council Tax Band: G

Energy Efficiency Rating: F

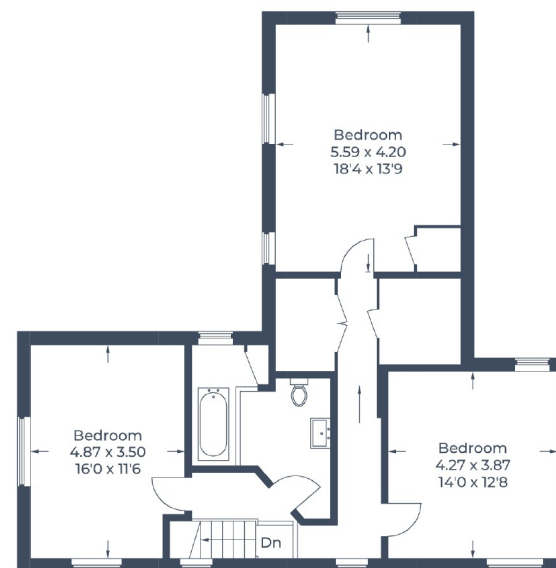
For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



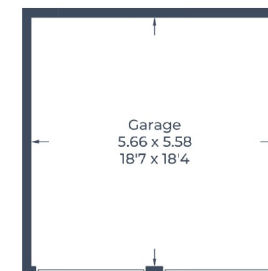
Approximate Gross Internal Area
 Ground Floor = 92.6 sq m / 997 sq ft
 First Floor = 87.1 sq m / 937 sq ft
 External Cupboards = 4.3 sq m / 46 sq ft
 Garage / Outbuilding = 67.3 sq m / 724 sq ft
 Total = 251.3 sq m / 2,704 sq ft



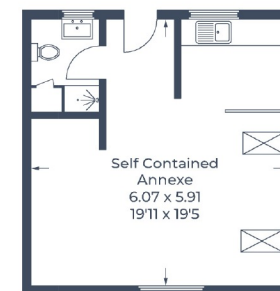
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ
 Tel: 01923 285525 Email: chorleywood@robsonswb.com

www.robsonswb.com

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