

Woodgrange, Rushmere Lane, Chesham,
Buckinghamshire, HP5 3QY



ROBSONS
RESIDENTIAL SALES

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A deceptively spacious 5-bedroom detached family home of generous proportions. There are four double bedrooms on the first floor, a family bathroom and ensuite shower room to the master bedroom. On the ground floor, there is a spacious living room, study, family room and a further fifth bedroom and bathroom (ideal for visiting guests or elderly relatives). The kitchen extends to nearly 25ft in length and blends seamlessly onto a conservatory, both of which enjoy views over the south facing garden. The property occupies a plot of approximately 0.235 of an acre and enjoys wonderful views over open countryside to the front. The beautifully maintained rear gardens extend to approximately 180ft in length and have been thoughtfully laid out. There is off-street parking for several vehicles and a double length garage.

Freehold EPC rating: B. Council Tax Band: E

Chesham is a popular old market town within the Chilterns and positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The town provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva theatre/cinema offers a regular programme whilst Lowndes Park includes a lake, child's playground and immediate access to the surrounding countryside which forms part of the Chilterns Area of Outstanding Natural Beauty. Chesham Station is approximately 2.2 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40). 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 & Girls) 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 and Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only
via

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Directions: From Chesham Station proceed along The Backs in the direction of White Hill. At the junction turn right up the hill. At the mini roundabout, proceed straight across onto Lye Green Road in the direction of Ley Hill. After a few minutes, the road sweeps round to the right, this then becomes Rushmere Lane. The property can be found on the right-hand side before the turning into Jasons Hill.

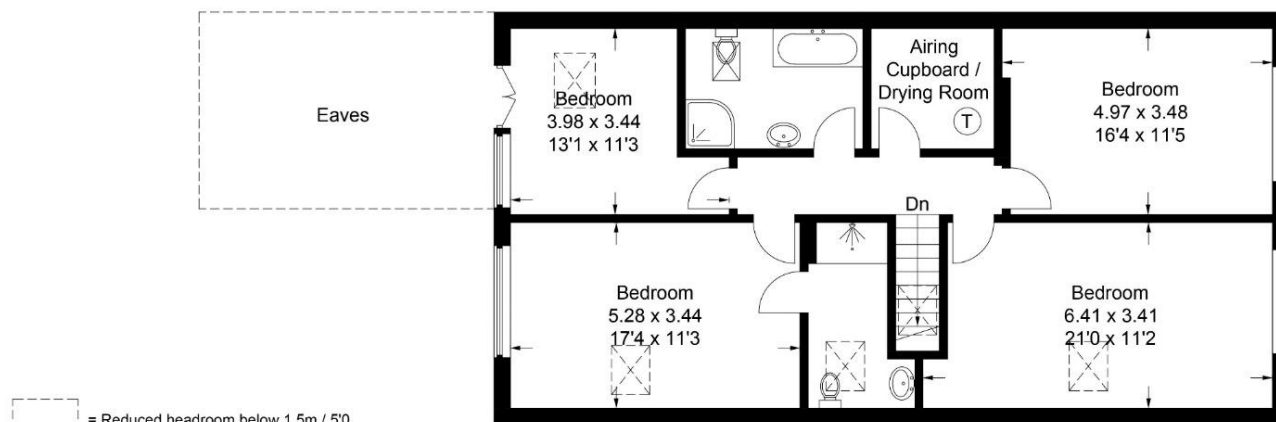
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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

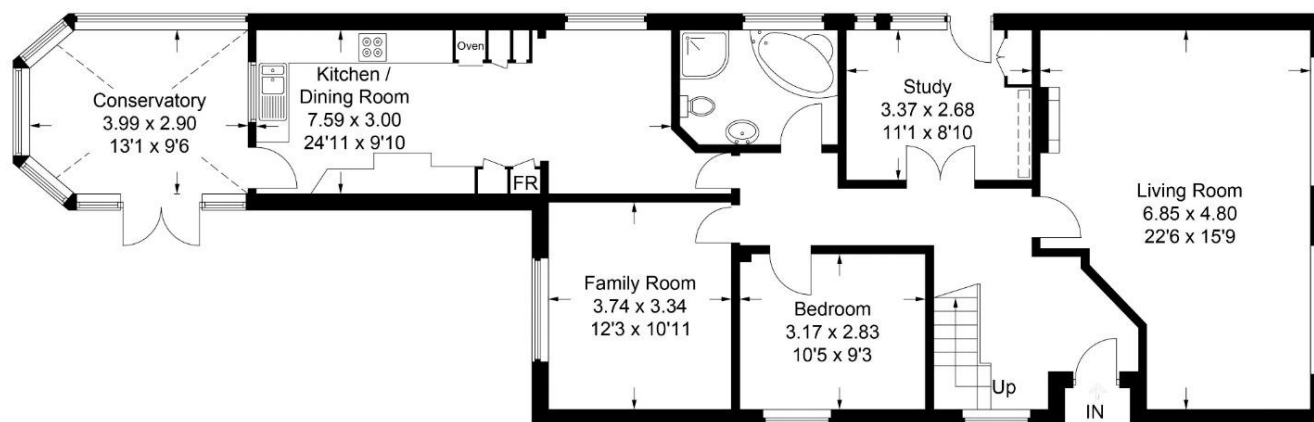
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Approximate Gross Internal Area
 Ground Floor = 124.1 sq m / 1336 sq ft
 First Floor = 97.1 sq m / 1,045 sq ft
 Garage = 22.1 sq m / 238 sq ft
 Total = 243.3 sq m / 2,619 sq ft

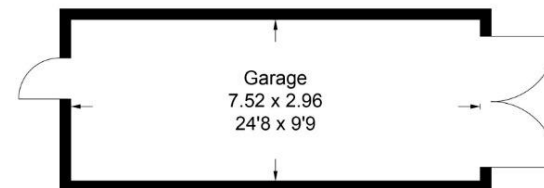


= Reduced headroom below 1.5m / 5'0"

First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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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