



**Chingelford House, 46 Stubbs Wood, Chesham
Bois, Amersham, Buckinghamshire, HP6 6EX**

ROBSONS
RESIDENTIAL SALES

Chingelford House, 46 Stubbs Wood, Chesham Bois, Amersham, Buckinghamshire, HP6 6EX

A superb opportunity to acquire this classic detached property in the highly regarded & sought-after private road of Stubbs Wood. Chingelford House is a very well-presented 5/6 bedroom house with excellent flexible accommodation to suit all family needs. There is a superb open-plan kitchen/dining/sitting area across the rear along with two other independent reception rooms and an ensuite ground floor bedroom. There is also a multipurpose studio with independent access. The property is uniquely set within a delightfully mature and private plot of approximately 0.4 of an acre with grounds and garden to 3 sides affording a high degree of seclusion.

Annual Road charge: currently £300 per annum Freehold - EPC rating: C. Council Tax Band: H

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London are located only approx. 1.35 miles from the property (shorter by foot)) and easy access to the surrounding countryside. There are two distinct areas: 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 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. Amersham boasts the Lifestyle Centre (state-of-the art leisure centre with spa facilities). The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls), Chesham Grammar School and Amersham School. 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 only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From our Amersham office proceed up Hill Avenue turning right into Sycamore Road and past the shops. At the end of the shops proceed over the roundabouts and onto Bois Lane. After the village shops and War Memorial, Stubbs Wood can be found on the right-hand side.

* 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 = 157.1 sq m / 1,691 sq ft

First Floor = 100.9 sq m / 1,086 sq ft

Garage - Ground Floor = 20.0 sq m / 215 sq ft

Garage - First Floor = 19.9 sq m / 214 sq ft

Total = 297.9 sq m / 3,206 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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