



32 New Pond Road, Holmer Green - HP15 6SU
£675,000





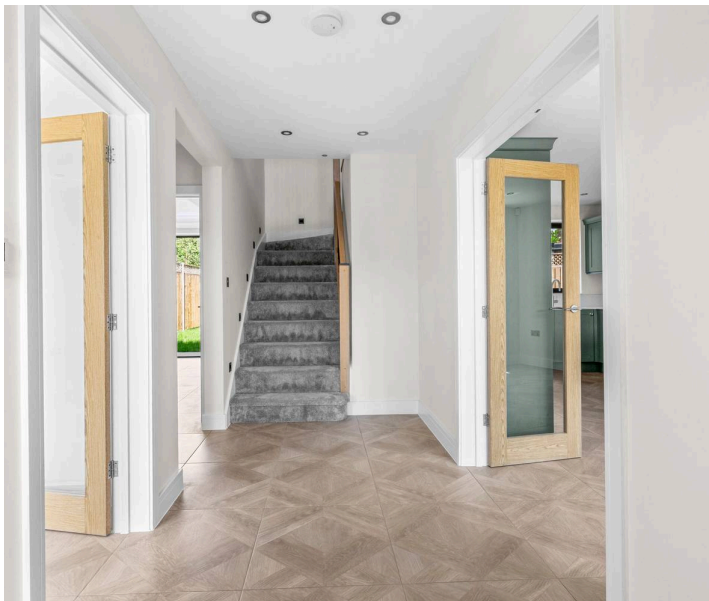
- A bespoke new build detached house on a private no through road, in the heart of the village, close to local amenities, regarded schools and transport links

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

Council Tax band: F

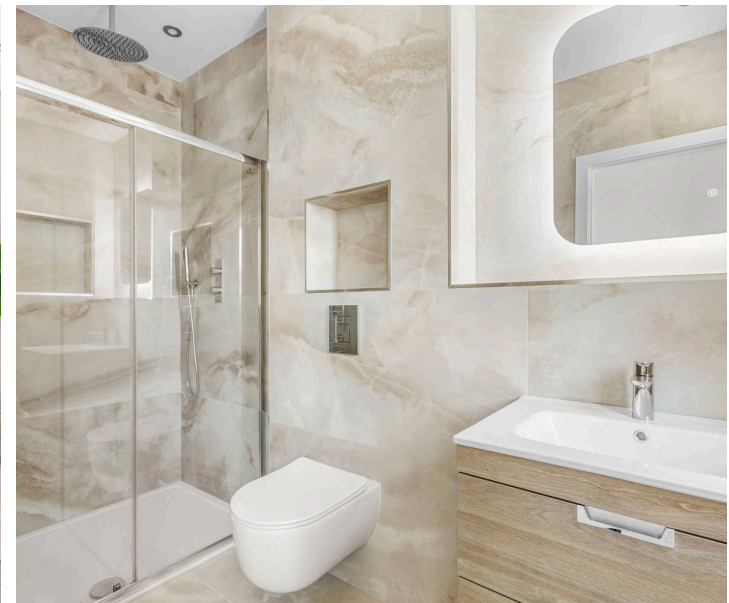
Tenure: Freehold

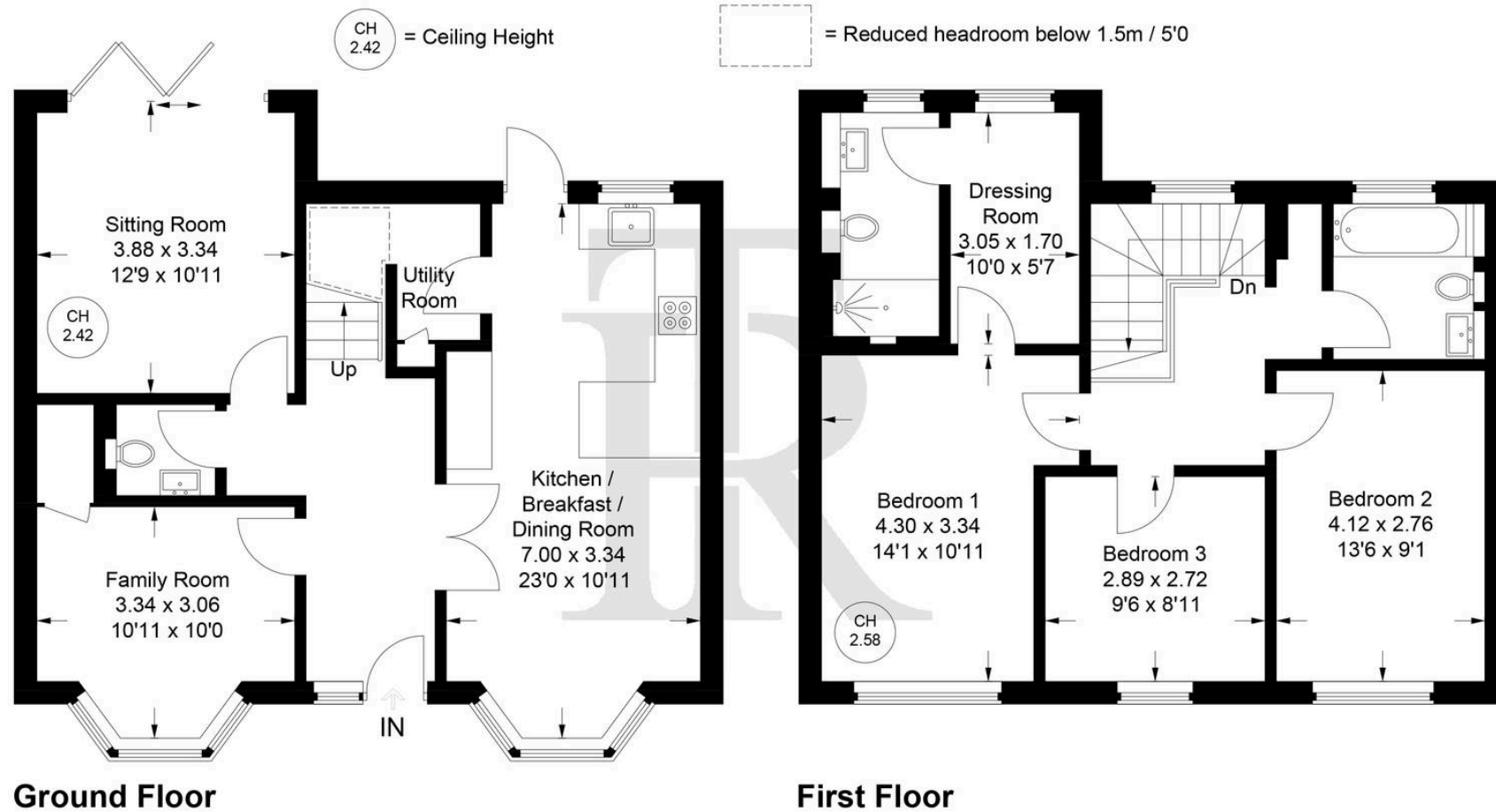
EPC Energy Efficiency Rating: A



Presenting a stunning three bedroom detached house, this bespoke new build is situated on a private no through road in the heart of the village, perfectly positioned for easy access to local amenities, highly regarded schools and convenient transport links. Constructed to an exceptional standard, the property boasts an impressive A EPC rating and is equipped with solar panels, a Vaillant boiler system, underfloor heating to the ground floor and a water softener. The kitchen is a true highlight, featuring sleek Quartz worktops, premium Bosch appliances and a Quooker tap, complemented by a separate utility room. The specification continues with stone window sills, Emporio Bagno shower and bath filler, Grohe basin mixers, oak veneer vanity units, chrome heated towel rails and elegant porcelain tiles to walls and floors. The welcoming entrance hall leads to a downstairs cloakroom, a bay window reception room and a separate living room with bi-fold doors. The kitchen/dining room with a bay window offers an ideal setting for family meals and entertaining. Upstairs, a turning staircase rises to a spacious first floor landing, where the main bedroom benefits from an ensuite dressing room and a stylish shower room. Two further well-proportioned bedrooms are served by a superb family bathroom. The property is future proofed with a fully working alarm system, wiring for CCTV and an external EV charger, TV points and Cat 6 cabling to most rooms, cabling for a satellite dish and full fibre broadband readiness. Additional features include a 10 year build warranty and ample driveway parking.

N.B: A selection of CGI images have been used to show how you could furnish the property.





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Approximate Gross Internal Area
 Ground Floor = 62.1 sq m / 668 sq ft
 First Floor = 59.2 sq m / 637 sq ft
 Total = 121.3 sq m / 1305 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/



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