



8 Saxby House Hivings Hill, Chesham, HP5 2PN

Offers Over £300,000 LEASEHOLD

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8 Saxby House Hivings Hill, Chesham, HP5 2PN

A beautifully presented and thoughtfully designed first-floor apartment, combining contemporary interiors with high-quality finishes. Situated within Saxby House, an attractive building constructed in 2019, this charming home offers bright, versatile living spaces and excellent storage throughout.

First Floor Luxury Apartment | 2 Double Bedrooms | En Suite Shower Room | Separate Bathroom | Open Plan Living & Dining | Stylish Fitted Kitchen | Spacious Private Hallway and Storage | Allocated Parking for 2 Cars | Communal Gardens | REF: KB-1250

THE PROPERTY: A staircase rises from the welcoming communal entrance hall to the first floor, where a doorway opens into a small vestibule and in turn the front door. The spacious private hall is set upon an attractive wood floor that flows seamlessly into the main living space. A large double-width storage cupboard provides generous capacity and houses the property's heating system.

The open-plan living area is bright and inviting, enhanced by multiple casement windows overlooking both the front aspect and surrounding greenery. Views towards the entrance of Captain's Wood elevate the setting, creating a sense of tranquillity. The space benefits from modern spotlighting, ample power points, and a clean, contemporary finish.

To one side, the stylish kitchen offers generous worktop space and a range of soft-close base and wall units. Integrated appliances include a fridge freezer, dishwasher, washing machine, oven and induction hob, complemented by a high-powered extractor fan. Under-cabinet lighting, tiled flooring and a Velux window providing additional natural light complete the design.

The bedroom accommodation comprises a generous principal room with bespoke fitted wardrobes and a well-appointed ensuite shower room. The second bedroom is currently utilised as an occasional bedroom and study. Opposite this room is a luxury bathroom suite featuring a full-sized bath with shower combination.





OUTSIDE: The property enjoys well-maintained communal gardens, creating a peaceful and attractive environment. Residents benefit from allocated parking, a secure bike store, bin storage facilities, and immediate access to Captain's Wood opposite offering beautiful countryside walks and trails.

SITUATION: The property occupies a delightful position approximately 1.25 miles from Chesham town centre and its Metropolitan Line station, with services to Baker Street and Aldgate. Chesham offers an excellent range of shopping and recreational amenities, including Waitrose, Sainsbury's and The Elgiva Theatre, which hosts a varied programme of films, theatre and live entertainment.

Nearby towns include Amersham (4 miles, Metropolitan and Chiltern Line services) and Berkhamsted (5 miles, Mainline rail to Euston), each providing additional shopping and transport options. The location offers an appealing blend of convenience and countryside, with a local convenience store and post office within 300 meters together with beautiful scenery, woodland and bridle paths close by. Buckinghamshire is renowned for its excellent state and private schooling. Admission criteria can be obtained from the Local Authority: <https://www.buckinghamshire.gov.uk/>



TENURE: Leasehold 250 years from 1ST January 2019

GROUND RENT: £300 per annum (£150 per half year)

SERVICE CHARGE: £2,045 per annum (50% Paid half year) – To include: Communal cleaning, maintenance, gardening, window cleaning, and health & safety checks.

PETS: Permitted with freeholder consent

BUILDING FEATURES: Fibre-optic broadband (BT) installed

SERVICES: Mains gas, electric, water

LOCAL AUTHORITY: Buckinghamshire Council

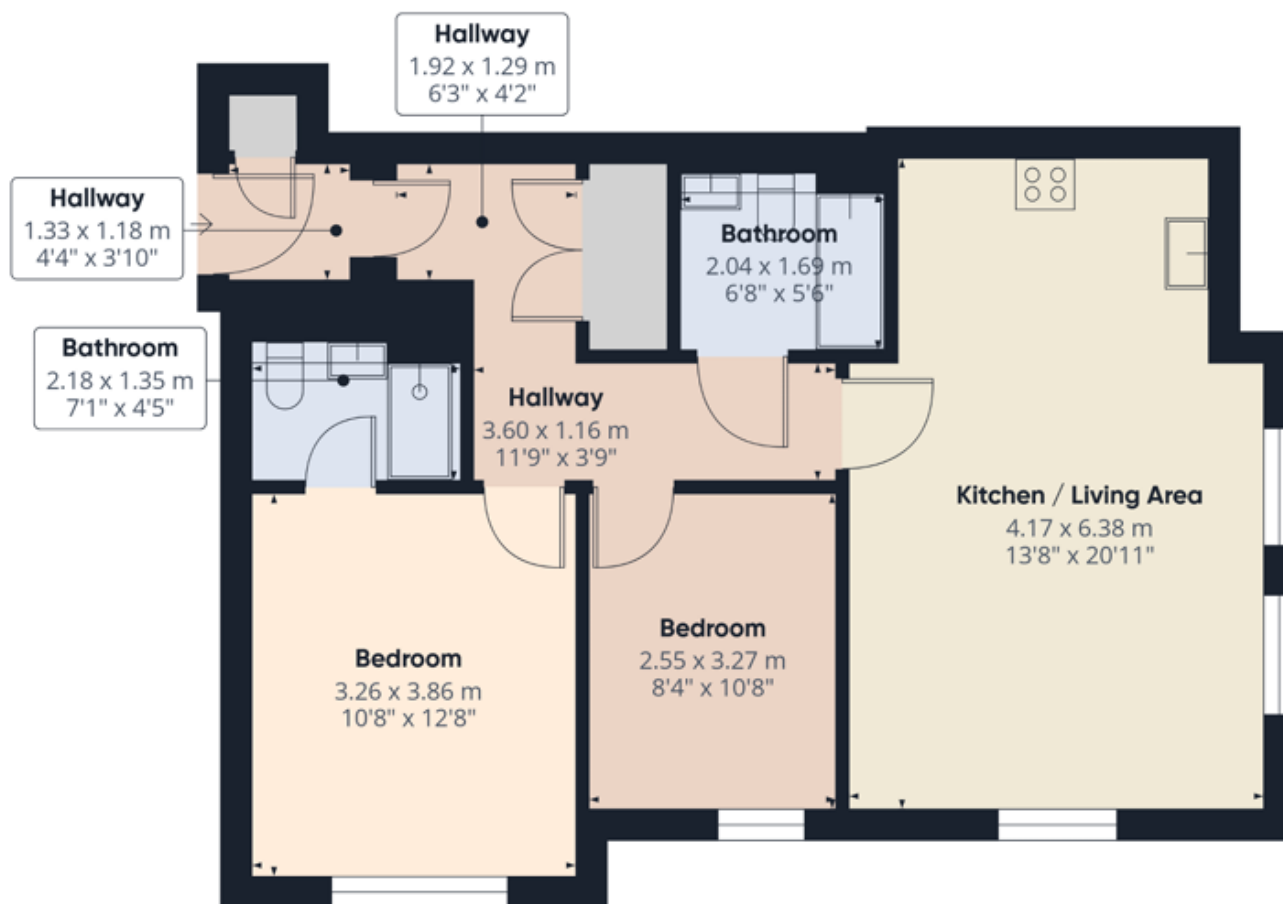
COUNCIL TAX: BAND C

EPC RATING: B

DIRECTIONS: What3words: /// tube.ruby.lamps

FOR ENQUIRIES QUOTE REF: KB-1250





Approximate total area⁽¹⁾

70 m²

753 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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