



Hedgeway, Ramscode Lane, Bellingdon, Chesham. HP5 2XP

Guide Price £1,195,000 FREEHOLD

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## Hedgeway, Ramscote Lane, Bellingdon, Chesham. HP5 2XP

*A beautifully crafted cottage-style detached home with a stylish contemporary interior, built in 2020 to an exceptional specification, tucked away within the picturesque ribbon village of Bellingdon, surrounded by countryside walks and trails yet conveniently positioned for Chesham, Tring, and Berkhamsted.*

4 Double Bedrooms | 3 Bathrooms (2 En Suites) | Spacious Reception Hall w/Cloakroom | Open Plan Kitchen, Dining & Sitting Room | Drawing Room | Utility Room | Gated Entrance w/Driveway Parking | Detached Garage & Home Office | Attractive Gardens | Protek Self Build New Home Warranty (Expiry Date: 08/03/2031)

**THE PROPERTY:** Upon entering the property, you are welcomed into a light and airy reception hall, where a vaulted ceiling and galleried landing create an immediate sense of space and architectural interest. A polished concrete floor runs throughout the ground floor, complemented by underfloor heating, adding both style and comfort. To one side, a delightful double bedroom benefits from the luxury of its own en suite shower room, ideal for guests or flexible family living.

The elegant drawing room enjoys a dual aspect, with French doors opening onto a charming patio terrace, while a contemporary wood-burning stove provides a striking focal point and a cosy retreat during the cooler months.

At the heart of the home, accessed via double doors from the reception hall, is a superb open-plan living space extending across the full width of the property. This impressive room seamlessly incorporates a well-appointed kitchen, dining area, and relaxed family space. The kitchen is fitted with an extensive range of bespoke cabinetry, complemented by generous work surfaces and a large central island, ideal for both preparation and informal dining.





A comprehensive range of integrated appliances includes a wine cooler, dishwasher, inset sink, full-height fridge and freezer, alongside an impressive range oven.

To the first floor, which also has underfloor heating, there are three further bedrooms including a principal suite with built-in wardrobes and a discreetly positioned luxury en suite bath and shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, completing this thoughtfully designed and highly stylish home.

**OUTSIDE:** The property is approached via a generous gravelled driveway, set behind gates and providing ample parking. An attractive oak-framed garage offers covered parking and excellent storage, with a spacious and versatile room beyond, currently utilised as a home office.

The beautifully maintained gardens extend predominantly to the front and side of the property, enjoying a high degree of privacy. A substantial patio terrace adjoins the house, creating an ideal space for outdoor entertaining and al fresco dining, leading onto an expansive lawn. The boundaries are well defined by a combination of close-boarded fencing, red robin and mature native hedges, providing both screening and a natural, established feel.



**SITUATION:** Bellingdon is a popular village in the parish of Chartridge, some two and a half miles north west of Chesham town centre and its Metropolitan line station (with services to Baker Street & Aldgate). Chesham also offers an excellent range of shopping and recreational amenities, including a Waitrose store and Sainsbury's. The Elgiva Theatre provides a diverse programme of films, theatre and other entertainment. Nearby towns of Amersham (5 miles, Metropolitan and Chiltern Line rail services) and Berkhamsted (6 miles, Mainline rail to Euston) also offer alternative shopping and transport facilities. The property is situated in an Area of Outstanding Natural Beauty, providing beautiful scenery and walking country, also bridle paths for equestrian enthusiasts. Buckinghamshire is renowned for both its state and private schooling. Admission criteria can be gained from the Local Authority: <https://www.buckinghamshire.gov.uk/>

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Air Source Heating, mains drainage, electricity & water

**COUNCIL TAX:** BAND F

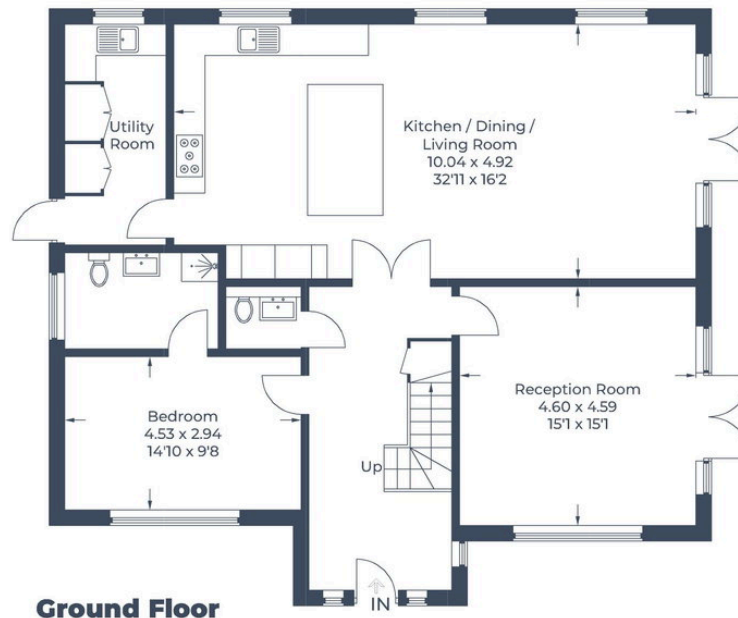
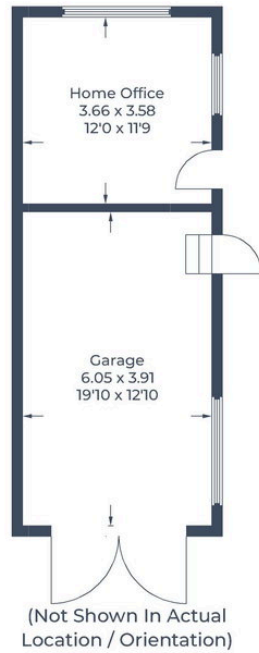
**EPC RATING:** B

**DIRECTIONS:** what3words: /// farms.pixel.likewise

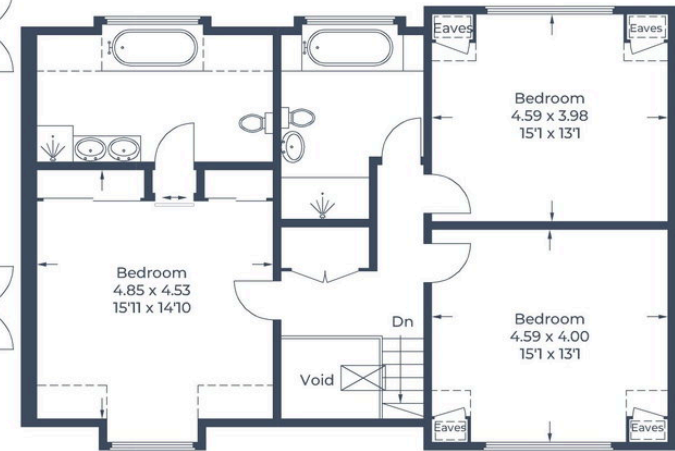
**FOR ENQUIRIES QUOTE REF:** KB-1250



Approximate Gross Internal Area  
Ground Floor = 120.0 sq m / 1,292 sq ft  
First Floor = 91.9 sq m / 989 sq ft  
Outbuildings = 35.8 sq m / 385 sq ft  
Total = 247.7 sq m / 2,666 sq ft  
(Including Eaves / Excluding Void)



**Ground Floor**



**First Floor**

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