

A large, white, semi-detached house with a brown tiled roof. The house features a prominent chimney and several windows, including a bay window on the right side. The front garden is well-maintained with a green lawn and various shrubs and trees. A paved patio area with outdoor furniture is visible in front of the house.

**Betony Cottage, Bellingdon,
Buckinghamshire, HP5 2XU**

ROBSONS
RESIDENTIAL SALES

Betony Cottage, Bellingdon, Buckinghamshire, HP5 2XU

A unique opportunity to acquire this attractive and extremely spacious chalet style residence situated in a charming semi rural setting in the sought after village of Bellingdon. Betony Cottage boasts in excess of 3000 sq ft of bright and flexible accommodation to meet the demands of modern day living, whilst further benefiting from a mature, well stocked south-west backing plot measuring approximately 0.6 of an acre, ample parking and a garage. EPR: D

**• ENTRANCE HALL • LIVING ROOM AND KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM AND CLOAKROOM • GAMES ROOM • STUDY
• MASTER BEDROOM WITH ENSUITE • TWO GROUND FLOOR BEDROOMS AND BATHROOM • THREE FIRST FLOOR BEDROOMS AND BATHROOM
• FRONT AND REAR GARDENS • DRIVEWAY PARKING AND GARAGE**

Bellingdon is a charming village in the Chiltern Hills surrounded by wonderful open countryside in an Area of Outstanding Natural Beauty popular with horse riders and walkers alike. Bellingdon is situated approximately 2.5 miles north of the popular old market town of Chesham, which is 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). Nearby Chesham 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, children's playground and immediate access to the surrounding countryside, which forms part of the Chilterns Area of Outstanding Natural Beauty.

Chesham station is approximately 2.7 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 Challoners Grammar Schools. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls) locally for nursery to Year 8: whilst senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).



Viewing by appointment only
via

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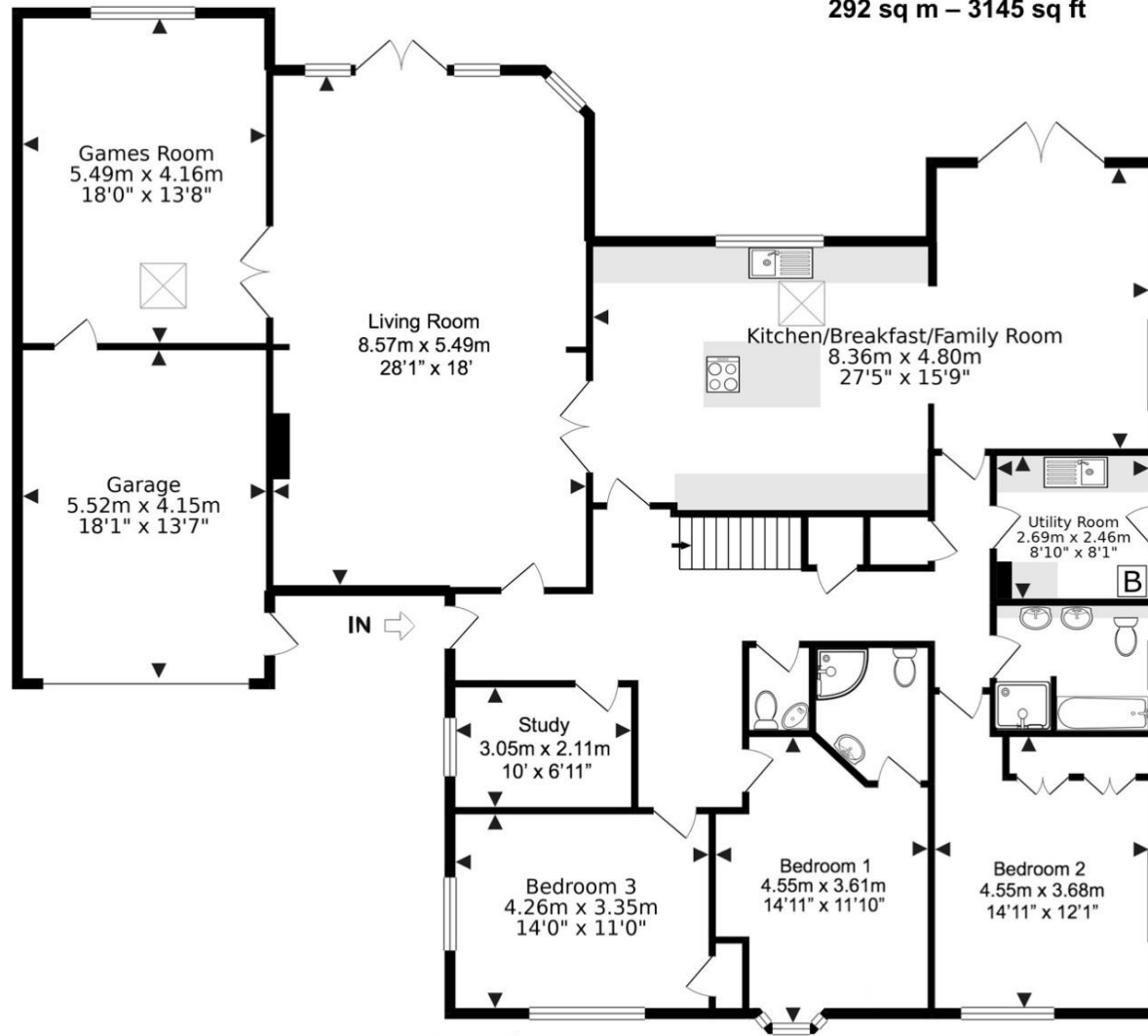
Directions: From our office proceed along Broad Street and turn left into Townsend Road, then turn right onto Bellingdon Road and continue for approximately 2 ½ miles through Bellingdon village, Betony cottage can be found on the left hand side just after the turning into Two Gates Lane.

* 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

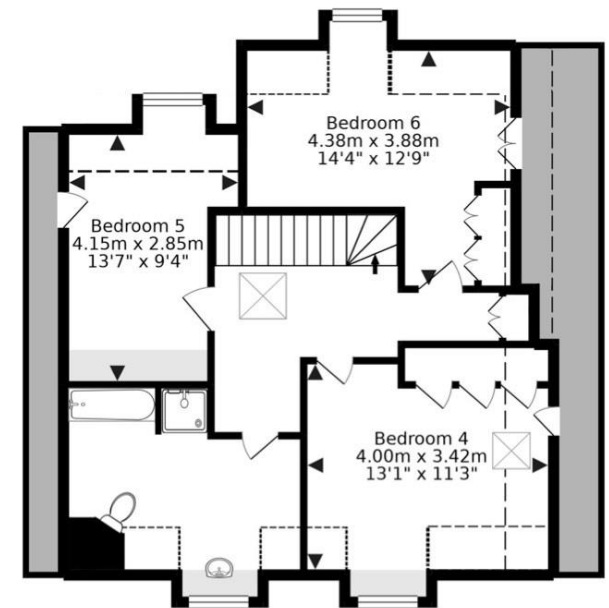
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Approx. Gross Area
292 sq m – 3145 sq ft



Approx. Floor
Area 2471 Sq.Ft.
(230 Sq.M)

Ground Floor



Approx. Floor
Area 674 Sq.Ft.
(63 Sq.M)

First Floor

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

