



15 The Grove, Latimer, Chesham, Buckinghamshire, HP5 1UE

Guide Price £1,495,000 FREEHOLD

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A substantial executive home located in the highly desirable and secure 'Parkfield Latimer' estate, close to the village of Latimer and amenities at Little Chalfont.

No Onward Chain | Recently Redecorated Throughout | 5 Bedrooms | 4 Bathrooms (4 En Suite) | 2 Formal Reception Rooms | Open Plan Kitchen w/Dining & Family Room | Utility | Shower Room | Underfloor Heating | Double Garage | Driveway Parking | Secluded Gardens | REF: KB-1250

THE PROPERTY: As one of the largest houses on the Parkfield Latimer estate, the property occupies a particularly generous and secluded plot in an excellent position at the end of the cul-de-sac. Its exceptional size is complemented by a superbly planned layout, providing substantial and highly practical family living throughout.

The luxurious internal accommodation expands to just over 3,400 square feet, featuring an impressive reception hall with cloakroom and two individual reception rooms. At the heart of the house is a contemporary style kitchen with a dining and an entertaining area; all of which provide lovely views over the secluded rear gardens. To one side is a practical utility room and a separate shower room facility.

To the first floor, a light and airy landing area provides access to five bedrooms. These include a delightful principle bedroom with en suite and a balcony overlooking the gardens. There are two further bedrooms with en suites and the remaining two bedrooms have a shared bathroom that is accessed from the landing and one of the bedrooms.





OUTSIDE: The property is approached via a spacious driveway that offers ample turning space and parking, together with a double garage. Access on one side of the house leads to a secluded rear garden with patio terrace for outdoor entertaining. The remaining grounds are predominantly laid to lawn, encompassed by mature trees and shrubs and bounded by fences.

SITUATION: The private estate of Parkfield Latimer is located just a short distance from the picturesque village of Latimer. The village is set out around a triangular green and includes the impressive Latimer House, built in 1830. The nearby village of Chenies offers a delightful selection of three country pubs, one of which boasts an AA Rosette award for culinary excellence. History enthusiasts will appreciate the enchanting Tudor Manor House, Chenies Manor, with its award-winning gardens overlooking the scenic Chess Valley.

The residents of **Parkfield Latimer** are granted exclusive use of acres of private woodland and meadow, along with tennis courts and a clubhouse for both recreational and social gatherings. A vehicle monitoring system is in place at the entrance to ensure the security of the estate.



Buckinghamshire is renowned for its superb schooling, with the property falling in catchment for the local primary, secondary, and three highly regarded grammar schools. Further information can be found on <https://schools.buckinghamshire.gov.uk/school-admissions>.

Whilst enjoying a peaceful semi-rural setting, it is still conveniently located for the larger centres of Little Chalfont, Amersham, and Chesham, which have Chiltern & Metropolitan line stations for the London commuter Fastest trains from Chalfont & Latimer to London Marylebone 34 minutes & Aldgate 56 minutes. The M25 and its connections with the general motorway network and airports are accessible at junction 18, Chorleywood (approximately 4.2 miles); making this an ideal home for both country living and city convenience.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: LPG Central Heating, Mains electricity, Water & Drainage

COUNCIL TAX: G

EPC RATING: C

DIRECTIONS: What3Words ///
[guides.sings.timing](https://www.what3words.com/)

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area = 329.0 sq m / 3541 sq ft (Including Garage)

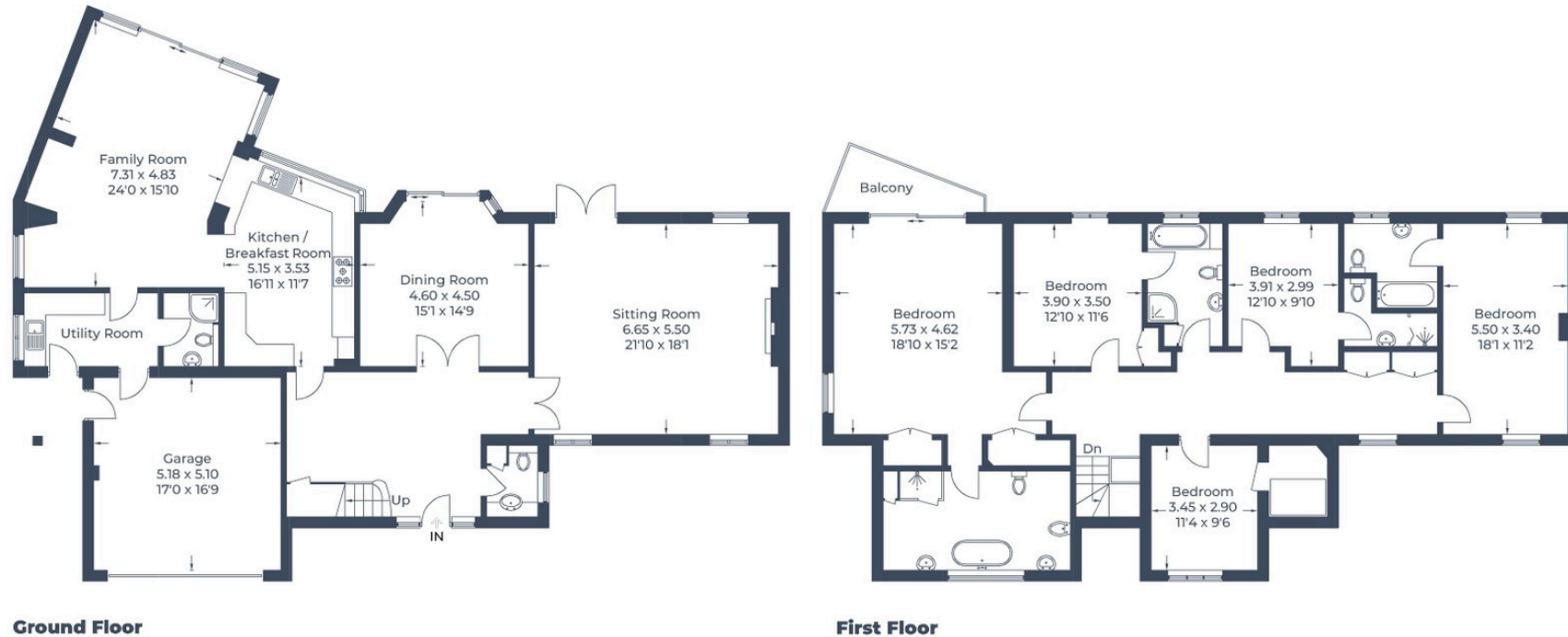


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