






MEADOW HOUSE

TWO DELLS LANE, ASHLEY GREEN, CHESHAM



A SPACIOUS AND VERSATILE FAMILY HOME SET WITHIN AN IMPRESSIVE PLOT OF APPROXIMATELY 2.3 ACRES, WITH PICTURESQUE RURAL VIEWS

Meadow House is a charming family home offering generous and flexible accommodation arranged over three floors

			EPC
6	3	3	D

Local Authority: Buckinghamshire Council

Council Tax band: G

Services: Mains water, gas and electricity. Private surface and foul water drainage

Tenure: Freehold

What3Words: ///select.paths.voted

LOCATION

Ashley Green is a popular village located between the neighbouring towns of Berkhamsted and Chesham. The village itself is noted for its active community association and St John the Evangelist church, believed to date back to 1876. The village has a pub, a café, a village hall, and a park. The larger nearby towns of Berkhamsted and Chesham offer an extensive range of shopping, dining, and leisure establishments.

Berkhamsted railway station provides a frequent service to London Euston from approximately 30 minutes, and Amersham station has direct trains into Marylebone. London Underground connections can be found in Chesham, with a Metropolitan Line service to the West End and the City. The wider area is home to a range of both state and independent schools.

Nearby Grammar schooling includes Chesham Grammar School and Dr Challoner's. Nearby independent schools include Chesham Prep, The Beacon, Heatherton Girls Prep School, and Berkhamsted School.

Approximate distances

Berkhamsted High Street – 2.6 miles

Berkhamsted Railway Station – 2.8 miles

Chesham Underground Station – 3 miles

M25 Junction 20 – 8.9 miles

M1 Junction 8 – 9.3 miles

Heathrow Terminal 5 – 27.6 miles



MEADOW HOUSE

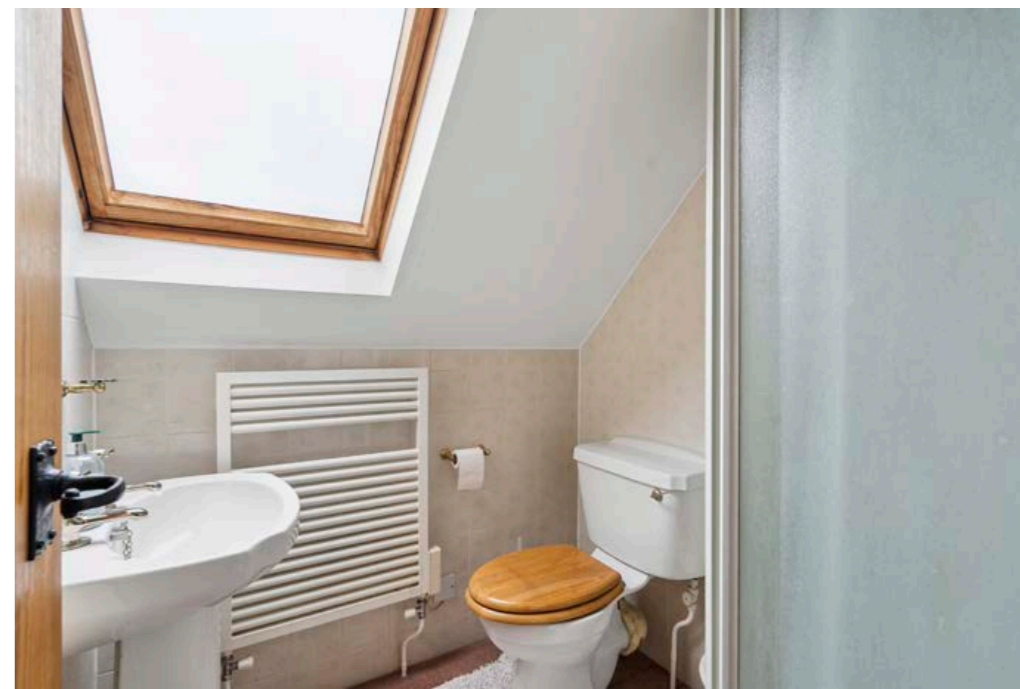
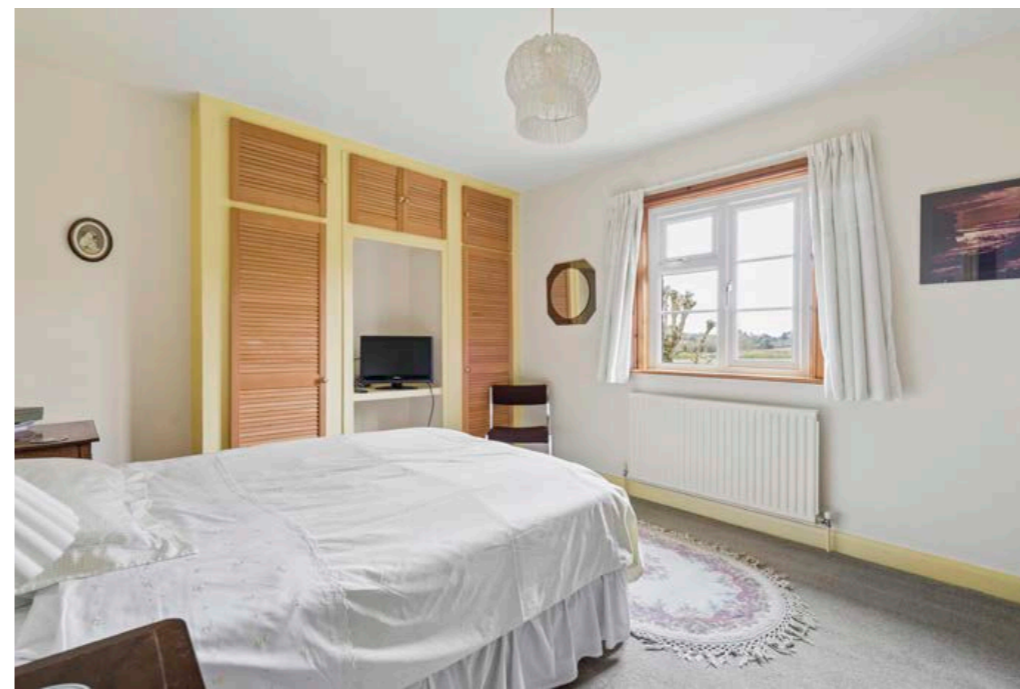
Believed to date back to the late 19th Century, the property was formerly two separate cottages which have been thoughtfully combined to create one characterful residence.

Upon entering, you are welcomed by a spacious entrance hallway which provides access to much of the downstairs accommodation. An expansive lounge is positioned to the rear of the house and benefits from wonderful views over the gardens and countryside beyond. Adjacent to the lounge is a secondary versatile reception area, also positioned to the rear of the home and benefitting from lovely views. A formal dining room, a well-appointed kitchen and a downstairs cloakroom with a shower complete the ground floor accommodation.

On the first floor is a generous and adaptable triple aspect room, currently utilised as a further reception space. The principal bedroom enjoys a separate dressing room with a shower which leads through to an upstairs cloakroom. The upstairs cloakroom can also be accessed by the first floor reception room. A further bedroom and a family bathroom complete the first floor accommodation. The second floor offers three further bedrooms and a shower room, as well as practical eaves storage.

Set in a wonderfully private position, Meadow House enjoys an idyllic rural outlook and sits within an exceptional plot.



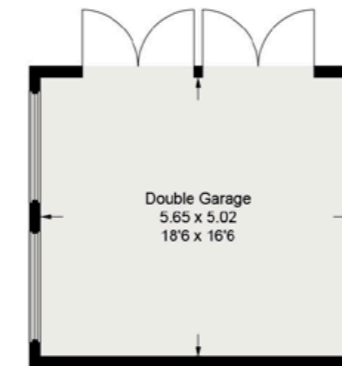




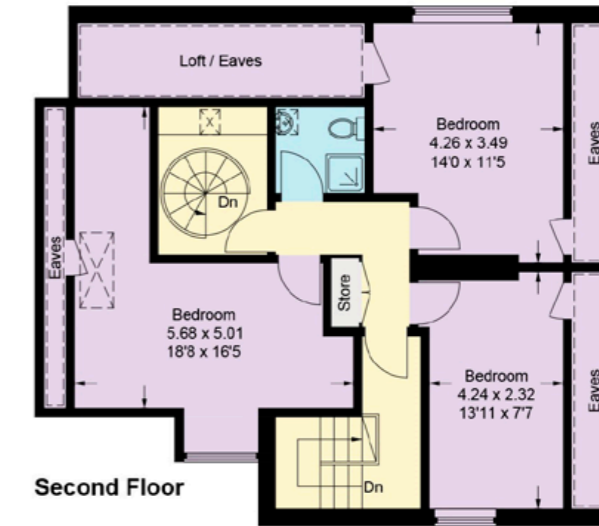
GARDENS AND GROUNDS

The property sits in an excellent wraparound plot extending to approximately 2.3 acres. To the front, a generous driveway provides ample parking, complemented by a detached double garage offering further practicality. Two patio areas provide an ideal setting for outdoor entertaining during the warmer months.

Within the extensive grounds, you will find a variety of mature planting, trees, a green house and expansive lawned areas. A section of the land also benefits from separate vehicular access onto Two Dells Lane.

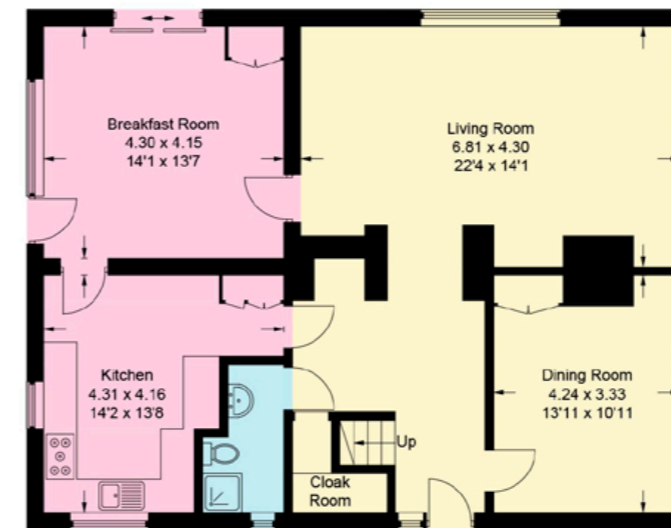


(Not Shown In Actual Location / Orientation)

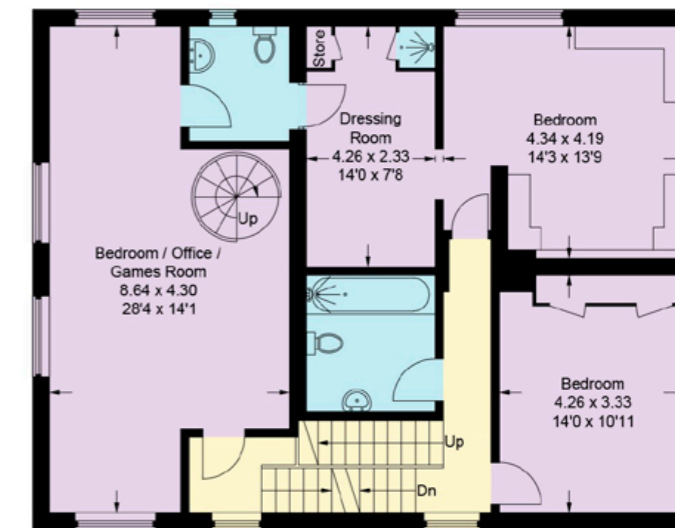


Second Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1,113 sq ft
 First Floor = 99.2 sq m / 1,068 sq ft
 Second Floor = 82.1 sq m / 884 sq ft
 Garage = 28.2 sq m / 305 sq ft
 Total = 312.9 sq m / 3,370 sq ft (Including eaves)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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