



1 Chilton Close, Holmer Green, Buckinghamshire, HP15 6XH

Offers in excess of | £575,000

Property Features

- Improved and upgraded detached home
- Close to village Holmer Green Common and local shops
- Close to Sought After Schools
- Access to Grammar Schools including Dr Challoner's
- Welcoming entrance hall with storage and cloakroom
- Large double-aspect living room with doors to the garden
- Refitted kitchen open to dining/family room
- Three generous bedrooms plus modern en-suite
- Private rear garden, side access and driveway parking
- EPC 72C / Council Tax Band E



Full Description

Set within a highly sought-after cul-de-sac just moments from Holmer Green village centre, this improved and upgraded detached home offers modern living, excellent local amenities, and superb school catchments—all within a peaceful residential setting. The property is perfectly positioned within easy walking distance of Holmer Green Common, a beautiful open space ideal for dog walking, leisurely strolls, and family time outdoors, as well as the village's highly regarded schools.

A welcoming entrance hall provides excellent storage and access to a convenient cloakroom. The spacious double-aspect Living Room enjoys plenty of natural light, with double doors opening directly onto the rear garden. The refitted Kitchen, overlooking the garden, features contemporary units, quality worktops, and integrated Oven and Hob, and is open to a versatile Dining/Family Room—a great space for day-to-day living and entertaining.

Upstairs, there are three generous bedrooms. Bedroom One benefits from a stylish modern en-suite shower room, while the two remaining bedrooms are served by a beautifully refitted family bathroom.

The rear garden is a real highlight—very private, with a large patio area perfect for outdoor dining, side access on both sides, and a garden shed tucked neatly to one side. To the front, the property offers driveway parking.

Holmer Green is well known for its strong community feel and excellent amenities. The village offers a selection of local shops including a convenience store, café, bakery, and friendly pubs. Scenic countryside walks are right on the doorstep, with footpaths leading across fields, woodland, and towards neighbouring villages.

The property is within walking distance of Holmer Green Infant & Junior Schools and Holmer Green Senior School, all of which are popular choices locally. The area also benefits from access to Buckinghamshire's renowned Grammar School system, with Dr Challoner's Grammar School and Dr Challoner's High School in Amersham being particularly sought after.

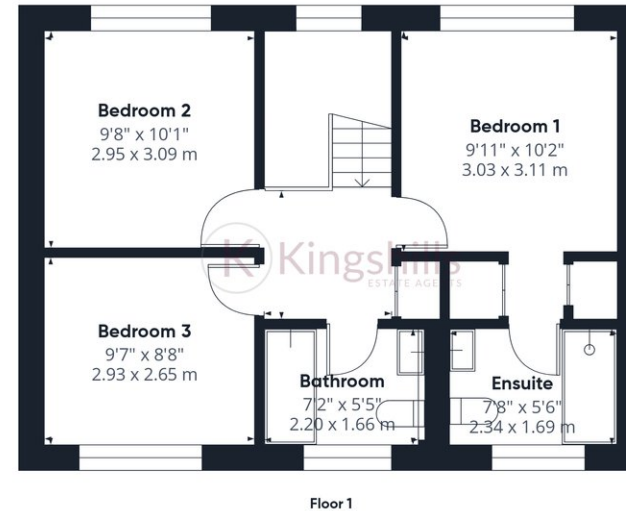
For commuters, Amersham Station provides fast and convenient travel into London via the Chiltern Line to London Marylebone and the Metropolitan Line to Baker Street and the City, making this an excellent location for those balancing village life with London working.











Approximate total area⁽¹⁾
976 ft²
90.7 m²

(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.

GIRAFFE360

