



Ashley Green Road, Chesham, Buckinghamshire, HP5 3PE


SOVEREIGN
ESTATES

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Set within 2.5 acres of gorgeous gardens and paddocks, this outstanding detached family home offers the perfect retreat for those seeking an idyllic countryside lifestyle just a mile from the historic town of Chesham. An award winning home, exceptionally extended and refurbished to a superb standard throughout, the property exudes quality and comfort, providing flexible living accommodation across nearly 3,000sqft with a focus on space, natural light and modern convenience.

Entering through the original front door, the welcoming hallway showcases beautiful wood block flooring, seamlessly connecting the ground floor living spaces and offering underfloor heating throughout both floors for maximum comfort.

At the heart of the home, a showstopping open-plan kitchen/dining/family area features gleaming marble flooring, stylish Rako lighting, and integrated Sonos speakers, creating a truly impressive space for entertaining and family life.

The bespoke kitchen is thoughtfully designed, boasting custom cabinetry, built-in pantry, a generous island, granite worktops, top-of-the-range integrated appliances including two Miele ovens, wine fridge, boiling tap. Enjoy sweeping views across the patio and garden straight from the kitchen sink.

The south-facing dining and family room makes entertaining a delight, with two sets of bi-folding doors that open onto the paved patio and beyond to extensive lawns and gardens. A large utility room with secondary access, generous side porch, and internal link to a double garage with its own dedicated bathroom provide exceptional functional support for busy family routines. Ideal for multigenerational living or aspiring creatives, a spacious double bedroom (or studio) above the garage comes complete with vaulted ceilings, plentiful storage, wired for Sonos and private en-suite facilities.

In addition, the ground floor boasts an elegant sitting room with a striking bay window, granite hearth, and wood-burning stove, perfect for tranquil evenings, while a built-in cinema and Sonos system add a luxury touch for family movie nights.

Offers in the region of £1,675,000





Upstairs, three further double bedrooms each enjoy imposing vaulted ceilings and leafy views. The master suite offers not only extensive built-in wardrobes with ambient under-lighting and integrated Sonos speakers, but also opens onto a large, contemporary en-suite with double vanity, tiled flooring, and exclusive access to an illuminated south facing balcony with stunning views. The luxurious family bathroom is exquisitely appointed with a jacuzzi tub, integrated Aqua TV, Sonos system and a steam shower for total relaxation.

Outside, the grounds are nothing short of spectacular, the house is completely private at the rear giving full privacy and distant views across the Chilterns. A sunken hot tub sits within a decked area, complete with lighting and speakers for year-round enjoyment. Further highlights include a picturesque pond, mature plantings, a pergola walkway, Croquet lawn and a woodland walk. A haven for equestrian or self-sufficient living, outbuildings comprising two stables, a double barn, tack room and extensive parking via secure gated access along a treelined gravel driveway with feature lighting and a spacious driveway. Currently divided paddocks support both your animal companions and a productive lifestyle, complemented by a field shelter, goat palace, dedicated kitchen garden, fruit trees, polytunnel and rainwater harvesting system.

Winner of “ Best Extension / Alteration to an Existing House” in the 2017 LABC Central England awards. Security is enhanced by discreet CCTV, solar thermal for hot water, remote control Velux windows, and an award-winning extension. In addition to driveway parking for numerous vehicles, the property’s large plot has gated access large enough for equestrian trailers or horse boxes.

A rare opportunity presents a truly outstanding lifestyle and is perfectly suited to discerning buyers seeking space, comfort, and countryside appeal within easy reach of London.

Superbly located, this tranquil haven is just under a mile from Chesham’s Metropolitan Line station, providing speedy rail links to central London, while Berkhamsted offers additional fast train routes. Families will appreciate being within reach of Chesham Grammar School and a choice of well-regarded state and independent schools. Everyday amenities, boutique shops, supermarkets, and vibrant high streets abound in both Chesham and Berkhamsted, while the stunning Chiltern Hills and nearby Ashridge Estate promise endless walks, outdoor recreation, and picturesque scenery on the doorstep.

Freehold | EPC C | Council Tax Band G



Approximate Gross Internal Area = 274.3 sq m / 2,952 sq ft
 Outbuildings = 68.8 sq m / 740 sq ft
 Total = 343.1 sq m / 3,692 sq ft

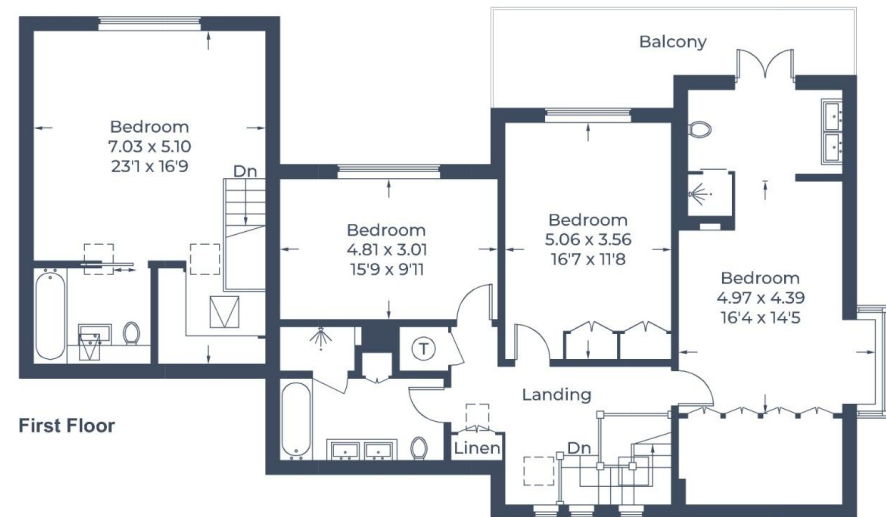
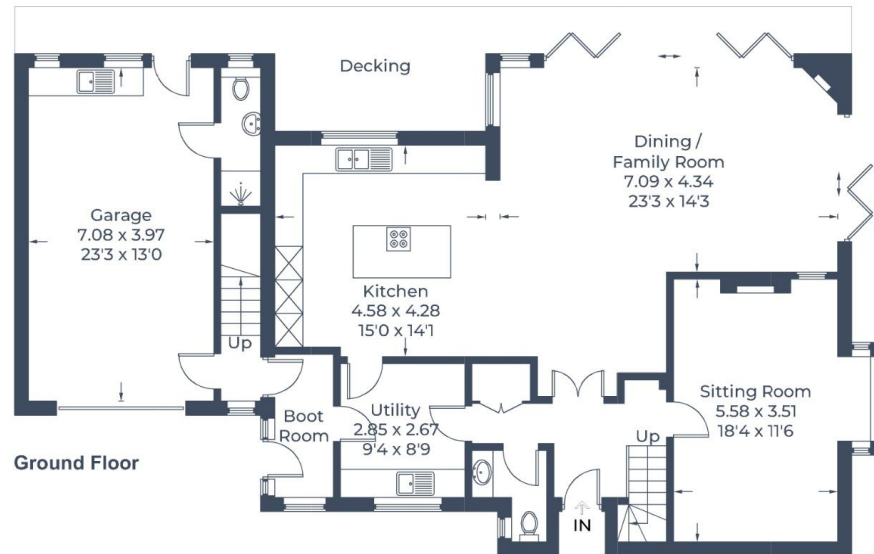
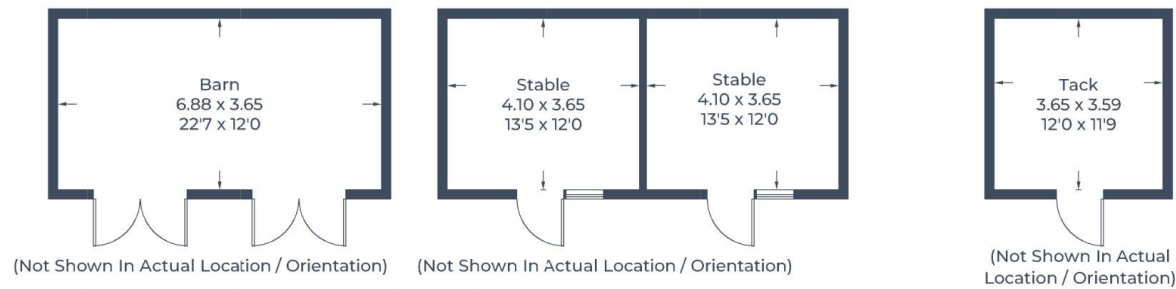


Illustration for identification purposes only,
 measurements are approximate, not to scale.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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