



3 Germain's Close, Chesham, Buckinghamshire. HP5 1JJ

Guide Price £1,350,000 FREEHOLD

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3 Germaines Close, Chesham, Buckinghamshire. HP5 1JJ

A substantial detached family home offering bright, open-plan living, set within a highly desirable cul-de-sac, with beautifully enclosed southerly aspect walled gardens.

5 Bedrooms | 3 Bathrooms (2 En Suite) | 3 Reception Rooms | Open plan Kitchen | Utility & Boot Room | Entrance Hall w/Cloakroom | Driveway Parking | Walled Gardens | CAT 5 Wiring Throughout | EV Charging | REF: KB-1250

THE PROPERTY: A welcoming entrance hall sets the tone for the home, featuring bespoke fitted cupboards and drawers providing excellent storage for coats and shoes, along with a cloakroom and an additional storage cupboard. An attractive herringbone floor flows through the space, while sliding pocket doors open into a stunning open-plan living area, forming the true heart of the home.

Beautifully arranged, this expansive space incorporates a dining area and a generous family room with a contemporary log burner and enjoying an abundance of natural light from two sets of bi-folding doors that open onto the southerly aspect walled gardens. To one side, set upon an attractive tiled floor, is a charming country cottage-style kitchen, offering ample storage and preparation space, complemented by a peninsula bar and a large gas AGA as its focal point. A conventional oven, hob, and microwave are discreetly positioned to provide additional practicality when required.

Beyond the kitchen lies a spacious utility room with external access, further storage, and space and plumbing for appliances. From the dining area, a doorway leads to a practical boot room with its own external access, which in turn connects to a versatile ground floor bedroom complete with en suite facilities.

Completing the ground floor, and accessed via an inner vestibule from the hallway, is a cosy double-aspect drawing room with a feature fireplace, alongside a separate study. Both rooms enjoy delightful views over the rear gardens, offering peaceful and private retreats within this beautifully designed home.





The first floor offers four generously proportioned bedrooms, including a principal suite with a well-appointed en suite bathroom discreetly tucked away is a laundry cupboard that has space and plumbing for a washing machine. The remaining bedrooms are served by a luxury fitted bathroom.

OUTSIDE: The property is approached via a generous gravel driveway, providing ample off-road parking, complete with an EV charging point. To the front, an enclosed portico offers useful additional storage. A gated side access leads through to the superb south-facing gardens, formerly the kitchen garden to a neighbouring property and now enjoying a wonderful sense of privacy, enclosed predominantly by high walls.

Adjoining the house, a spacious patio terrace provides an ideal setting for outdoor entertaining, extending onto a large lawn with a versatile hardstanding area to the rear. To one side, a well-appointed outbuilding fully insulated and hardwired is currently arranged as a gym, but offers excellent potential as a home office or studio.



SITUATION: The property is conveniently situated less than half a mile from Chesham Town centre and its Metropolitan Line station. Local amenities include a gym with tennis courts and an outdoor heated swimming pool, while the town offers a mix of high street and independent shops, including Waitrose and Sainsbury's. For commuters, regular Metropolitan Line services provide easy access to Aldgate, and road connections to London and beyond are straightforward via the A41 or the M25 at Chorleywood. The area is also renowned for its excellent schools, both primary and secondary, including Chesham Grammar and Dr Challoner's Boys and Girls Schools. Admission criteria can be found on Buckinghamshire.gov.uk

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electricity, water & drainage

COUNCIL TAX: G

EPC RATING: C

DIRECTIONS: [what3words:///finely.sends.glow](https://www.what3words.com/finely.sends.glow)

FOR ENQUIRIES QUOTE REF: KB-1250



Approximate Gross Internal Area
 Ground Floor = 165.0 sq m / 1,776 sq ft
 (Excluding Playroom)
 First Floor = 94.8 sq m / 1,020 sq ft
 Outbuilding = 13.5 sq m / 145 sq ft
 Total = 273.3 sq m / 2,941 sq ft

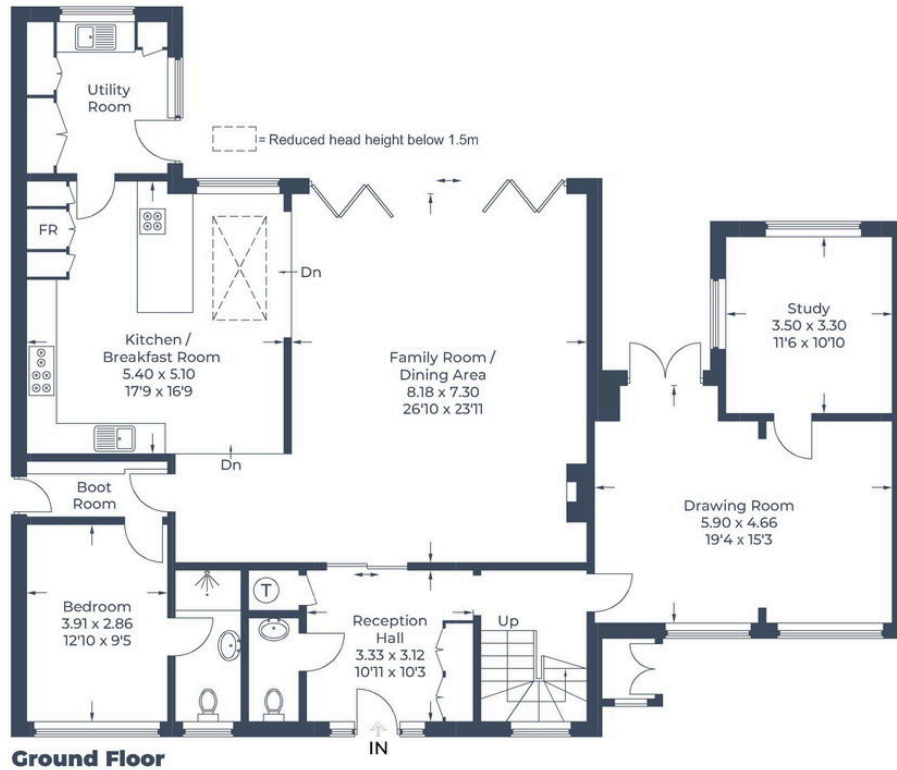


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