



11 Tylers Hill Road, Chesham, Buckinghamshire. HP5 1XH

Guide Price £1,125,000 FREEHOLD

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A deceptively spacious detached family home, beautifully extended and refurbished in recent years to an exceptional standard. Thoughtfully designed throughout with an emphasis on natural light, the property offers stylish and versatile accommodation in a peaceful, tucked-away position within the picturesque village of Ley Hill.

4 Bedrooms | 4 Bathrooms (3 En Suite) | Open Plan Kitchen w/Dining & Family Room | Utility Room | Sitting Room/Library | Driveway Parking | Attractive Gardens | Garden/Hobbies Room | REF: KB-1250

THE PROPERTY: Upon entering the property, the entrance hallway is welcoming there is large non-slip porcelain tile floor with underfloor heating following through to the kitchen/dining/family room. The hallway gives access to the sitting room/library, two ground floor bedrooms and the family bathroom, a large storage cupboard and at the far end there is the open plan kitchen and living accommodation.

The sitting room/library is at the front of the property and benefits wood effect, herringbone laid tiled floor with underfloor heating. There are two double ground floor bedrooms, one at the front of the property with herringbone laid tiled floor with underfloor heating and an en-suite shower room with a window to side aspect. The second ground floor bedroom benefits a walk in dressing room and is served by the family bathroom.

The kitchen/dining/family room is a huge feature of this property, with thoughtfully designed base and eye level kitchen units, larder storage and contrasting island with a double butler sink and mixer tap, Quartz work surfaces and matching upstands. There are some built-in appliances including a NEFF oven, Lamona microwave, five ring gas hob with extractor above, space for an American style fridge/freezer and a Lamona dishwasher. The kitchen is open plan to the dining and family room; there is ample room for a dining table and chairs and an additional seating area. There are bi-fold doors to the rear patio and a window to the side of the property.





The separate utility room is fitted with base level units, a sink, large storage cupboard housing the boiler and has a door to the side of the property.

On the second floor there is the incredible principal bedroom, with the feature being the covered balcony with seating area overlooking the rear garden. The en-suite shower room is fitted with a large walk-in shower, twin hand basins and a WC. The second bedroom has a pretty dormer window to the front of the property and its own en-suite shower room with a sink and WC.

OUTSIDE: To the rear the property there is a non-slip porcelain tile patio, complimenting the internal flooring, with steps up to the main garden, which is predominantly laid to lawn, bordered with mature hedging. At the far end of the garden is the studio which could be used for many different recreational activities, including a gym or large home office.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains electric, water and drainage

COUNCIL TAX: Band E

EPC RATING: C



SITUATION: Tylers Hill Road is a glorious rural location high in the Chiltern Hills and surrounded by open countryside, yet convenient for the local amenities, shops, schools and transport links in Chesham just 1.5 miles distant. The town has a Metropolitan Line station with direct trains to London Baker Street and Aldgate and also offers an excellent choice of shopping and recreational amenities, including a Waitrose and Sainsbury's, with The Elgiva Theatre providing a wide range of entertainment. The property is situated in an AONB, in the midst of beautiful scenery and walking country as well as bridle paths for equestrian enthusiasts. Buckinghamshire is renowned for both its state and private education, with the property falling in catchment for Ley Hill School (Primary), Chesham Grammar and Dr Challoner's Grammar Schools. Further details of entrance criteria for local state schools can be obtained on www.buckinghamshire.gov.uk

DIRECTIONS: what3words: ///
vines.estate.ended

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area = 200.4 sq m / 2,157 sq ft
Studio = 26.8 sq m / 288 sq ft
Total = 227.2 sq m / 2,445 sq ft



Ground Floor



First Floor

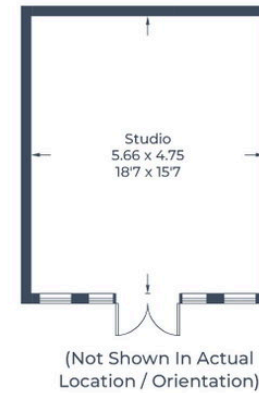


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