



5 Copners Drive, Holmer Green - HP15 6SG

Offers Over £635,000

 **TIM RUSS**
& Company



- An individual 3/4 bedroom detached family home set within the heart of Holmer Green village, a level walk to shops, transport links and all amenities

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

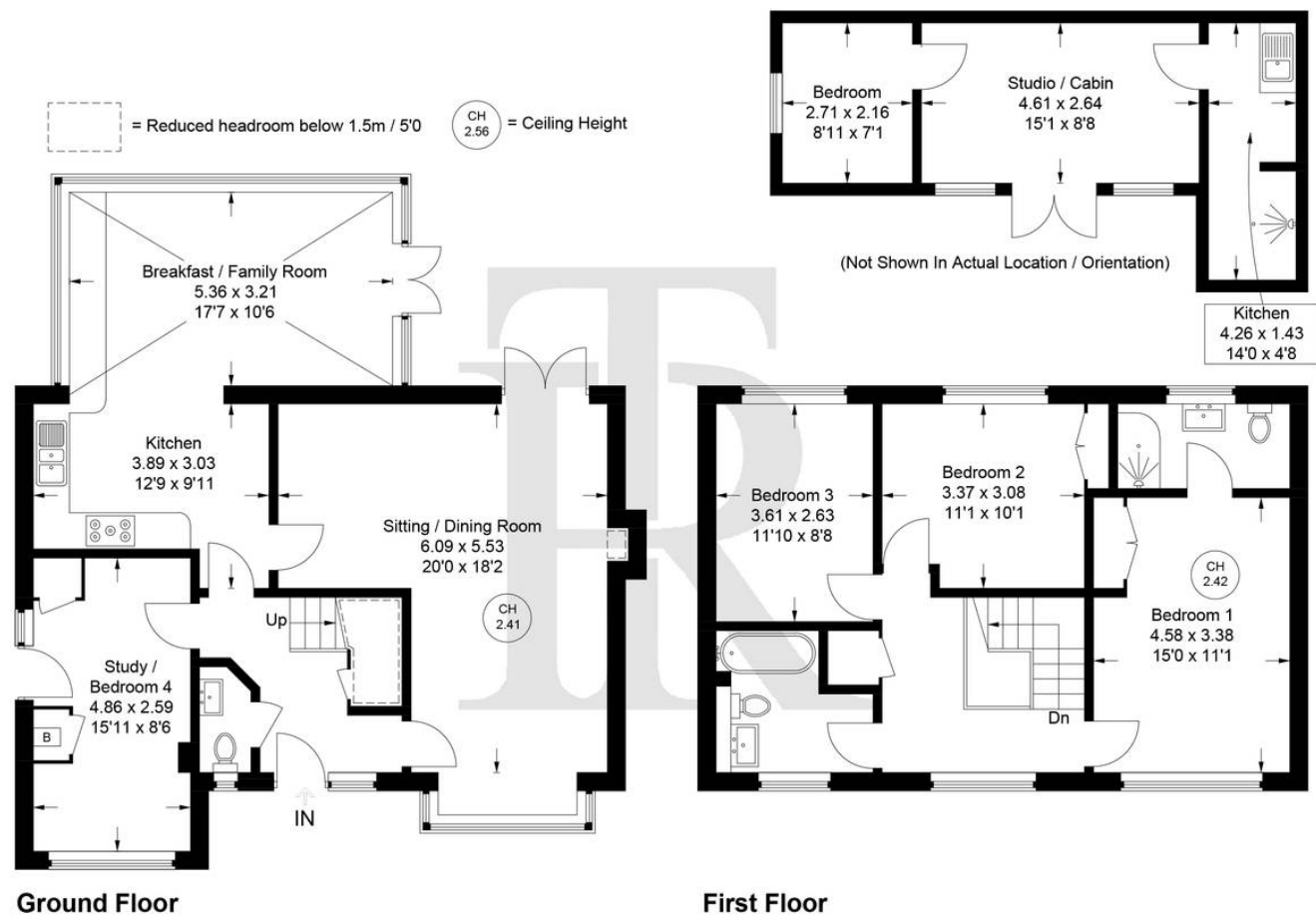


This individual three or four bedroom detached family home is situated in the heart of Holmer Green village, offering a convenient level walk to local shops, transport links and all amenities.

The property welcomes you with a spacious entrance hall featuring a downstairs cloakroom and practical understairs storage. The generous 20ft L-shaped sitting and dining room is perfect for both relaxation and entertaining, with patio doors to the rear and a feature wood burning stove adding warmth and character. A separate study, which can also serve as a fourth bedroom, provides side access to the rear, making it ideal for those seeking flexible living or home working space. The impressive kitchen, breakfast and family room is designed for modern living, with free flowing open plan space, integrated appliances, solid wood worktops and double doors leading to the rear. Upstairs, the main bedroom benefits from fitted wardrobes and a stylish ensuite shower room, while two further bedrooms are served by a contemporary family bathroom.

The property also offers ample driveway parking to the front and gated side access for added convenience. The spacious rear garden features a patio area leading onto a level lawn, complemented by a selection of mature trees and shrubs, as well as a log cabin or studio, ideal for a variety of uses. This well presented and versatile home combines generous accommodation with a prime village location, making it an excellent choice for families looking to enjoy the best of Holmer Green.





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Approximate Gross Internal Area
 Ground Floor = 888 sq ft / 82.5 sq m
 First Floor = 623 sq ft / 57.9 sq m
 Outbuilding = 267 sq ft / 24.8 sq m
 Total = 1778 sq ft / 165.2 sq m

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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