



Valley View, Pednor, Chesham, Buckinghamshire. HP5 2SS

Guide Price £875,000 FREEHOLD

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ACCOMMODATION SUMMARY: Fabulous renovation project | 5 Bedrooms | Family Bathroom | En Suite Shower | 4 Reception Rooms | Fitted Kitchen | Cloakroom | Attractive Gardens & Grounds | Detached Outbuilding | Garage & Workshop area | Driveway Parking

THE PROPERTY: This characterful and generously proportioned home, believed to date back to the 1930s and having been significantly extended over the years to provide in excess of 2,000 sq ft of versatile internal accommodation.

The property is approached via a welcoming entrance hall to the front; a staircase rises to the first floor, while a conveniently positioned cloakroom is discreetly tucked beneath. The hallway forms the central hub of the home, giving access to the principal living areas.

To one side, a charming reception room enjoys a delightful dual aspect, overlooking the attractive front gardens and allowing natural light to flood in throughout the day. Further along, the main reception room incorporates both sitting and dining areas, creating an inviting environment for everyday living and entertaining. The sitting area is centred around a characterful log burner, providing a cosy focal point during cooler months, while the adjoining dining area features a sliding glass door that opens directly onto the rear gardens.

The kitchen and breakfast room overlooks the rear garden and offers excellent scope for future enhancement. With generous proportions, this space presents a superb opportunity to create a contemporary open-plan kitchen-dining environment, tailored to modern family living.

A doorway from the kitchen leads into the substantial garage and workshop area. This impressive space provides extensive storage and practical workspace, while also offering significant potential





for conversion into additional living accommodation, subject to the necessary consents.

To the first floor, the accommodation continues with five well-proportioned bedrooms, offering excellent flexibility for family living, guest accommodation, or home working. The principal bedroom enjoys the benefit of an integrated shower cubicle and hand basin, providing a convenient private facility. The remaining bedrooms are served by a family bathroom.

OUTSIDE: Approached via a sizeable driveway, providing off-road parking for several vehicles and creating a practical and welcoming entrance. To one side, a lawn area is enclosed by mature hedges, adding privacy and tranquillity, while a pretty magnolia tree and a mature rose trained to climb the front elevation enhance the home's charm.

Access to the elevated rear gardens can be gained either from one side of the property or internally via the garage. Steps rise to a two-tiered formal lawn, leading towards a versatile outbuilding that has been used as a workshop and garden store. A central open area provides an ideal seating space, perfectly positioned to take in the rear elevation of the house and the stunning southerly aspect views of the surrounding countryside. Behind the outbuilding, a more natural, wild garden extends to the rear of the plot, featuring a variety of shrubs, trees, and hedges that create a private and tranquil retreat.



A useful country path at the back of the garden provides swift pedestrian access to Chesham and the nearby Chartridge area, blending convenience with rural charm.

SITUATION: The property is situated in a delightful position in the Chilterns, an area of Outstanding Natural Beauty, approximately one and a half miles northwest of Chesham. The town centre offers multiple shopping facilities, including Waitrose & Sainsbury's, as well as the Metropolitan line station for the London commuter via Baker Street and Aldgate. The Chiltern Line to London Marylebone can also be easily accessed from Chalfont & Latimer or Amersham station. The area is renowned for excellent educational facilities in both its state and private schooling and the property falls within the catchment of Thomas Harding Junior School as well as Chesham Grammar School (mixed), Dr Challoners Grammar School (for boys) and Dr Challoners High School (for girls). Further details can be obtained from the local government website.

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains water, electric, drainage. Oil fired heating

COUNCIL TAX: Band F

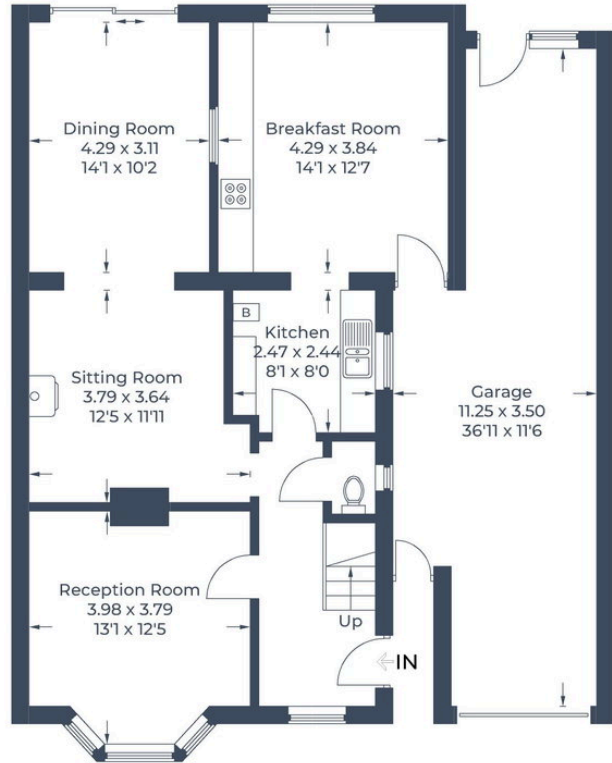
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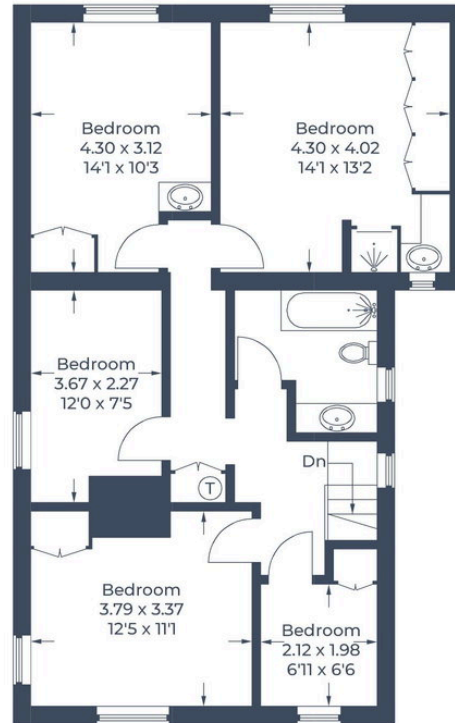


Approximate Gross Internal Area
Ground Floor = 112.2 sq m / 1,208 sq ft
(Including Garage)

First Floor = 75.4 sq m / 812 sq ft
Outbuilding = 19.3 sq m / 208 sq ft
Total = 206.9 sq m / 2,228 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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