



## 3 RUSHMOOR

Chesham Road, Ashley Green, Chesham, Buckinghamshire, HP5 3PQ



# AN ATTRACTIVE DETACHED HOME WITH SUPERB VIEWS

A spacious and versatile family home with generously proportioned accommodation set across two floors.



4 1 1 D

Local Authority: Chiltern District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas, and electricity. Septic tank.



## 3 RUSHMOOR

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to much of the downstairs accommodation. An impressive dual aspect lounge complete with a wood burning stove is a real highlight of the home, alongside a well-appointed expansive open plan kitchen and dining area. Both the lounge and the kitchen and dining area enjoy views of the rear garden and the fields beyond, as well as patio doors which provide access to the garden. A cloakroom and useful utility area complete the downstairs.

The first floor is home to four well-proportioned bedrooms and a family bathroom. Three of the four bedrooms enjoy excellent views over picturesque countryside to the rear. Separate from the main house, the property benefits from a detached home office with electricity supply and a garage which has been repurposed to create a highly convenient double storage area.







## LOCATION

Ashley Green is a popular village located between the neighbouring towns of Berkhamsted and Chesham. The village itself is noted for its active community association and St John the Evangelist church, believed to date back to 1876. The village has a pub, a café, a village hall, and a park.

The larger nearby towns of Berkhamsted and Chesham offer an extensive range of shopping, dining, and leisure establishments. Berkhamsted railway station provides a frequent service to London Euston from approximately 30 minutes, and Amersham station has direct trains into Marylebone. London Underground connections can be found in Chesham, with a Metropolitan Line service to the West End and the City.

The wider area is home to a range of both state and independent schools. Nearby Grammar schooling includes Chesham Grammar School and Dr Challoner's. Nearby independent schools include Chesham Prep, The Beacon, Heatherton Girls Prep School, and Berkhamsted School.



## GARDEN & GROUNDS

The property sits in a lovely plot of approximately 0.18 acres.

To the front is an expansive and private lawned area, which leads to the formal front door. To the rear is a delightful garden, off-road parking, a garage/storage area, and a separate home office outbuilding.

The rear of the property enjoys an excellent outlook over neighboring countryside. The front garden offers huge potential to create a large driveway and vehicular access to the property via Chesham Road, subject to obtaining the necessary consents.







# 3 Rushmoor

Approximate Gross Internal Area  
 Ground Floor = 81.7 sq m / 879 sq ft  
 First Floor = 72.2 sq m / 777 sq ft  
 Outbuildings = 21.2 sq m / 228 sq ft  
 Total = 175.1 sq m / 1,884 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Knight Frank

Approximate Gross Internal Area = 175.1 sq m / 1884 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Max Warby**  
01494 689263  
max.warby@knightfrank.com

**Knight Frank Buckinghamshire & Hertfordshire**  
St Mary's Court,  
Buckinghamshire, HP7 0UT

**William Furniss**  
01494 689261  
william.furniss@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.