



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.



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EPC

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Local Authority: Chiltern District Council

Council Tax band: G

Tenure: Freehold

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



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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.







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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.

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We would be delighted
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