



6 Glebe Close, Holmer Green - HP15 6UY

In Excess of £900,000

TIM RUSS
& Company



- Offering over 2500 square feet of versatile accommodation, recently updated by the current owner and beautifully presented is this detached chalet style home
- Set at the end of a quiet cul de sac in the heart of Holmer Green village, walking distance to highly regarded schools, village common, shops and transport links

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: C



Offering over 2,500 square feet of versatile and beautifully presented accommodation, this family home has been thoughtfully updated by the current owners. Set at the end of a quiet cul de sac in the heart of Holmer Green village, the property is within walking distance of highly regarded schools, the village common, local shops and convenient transport links.

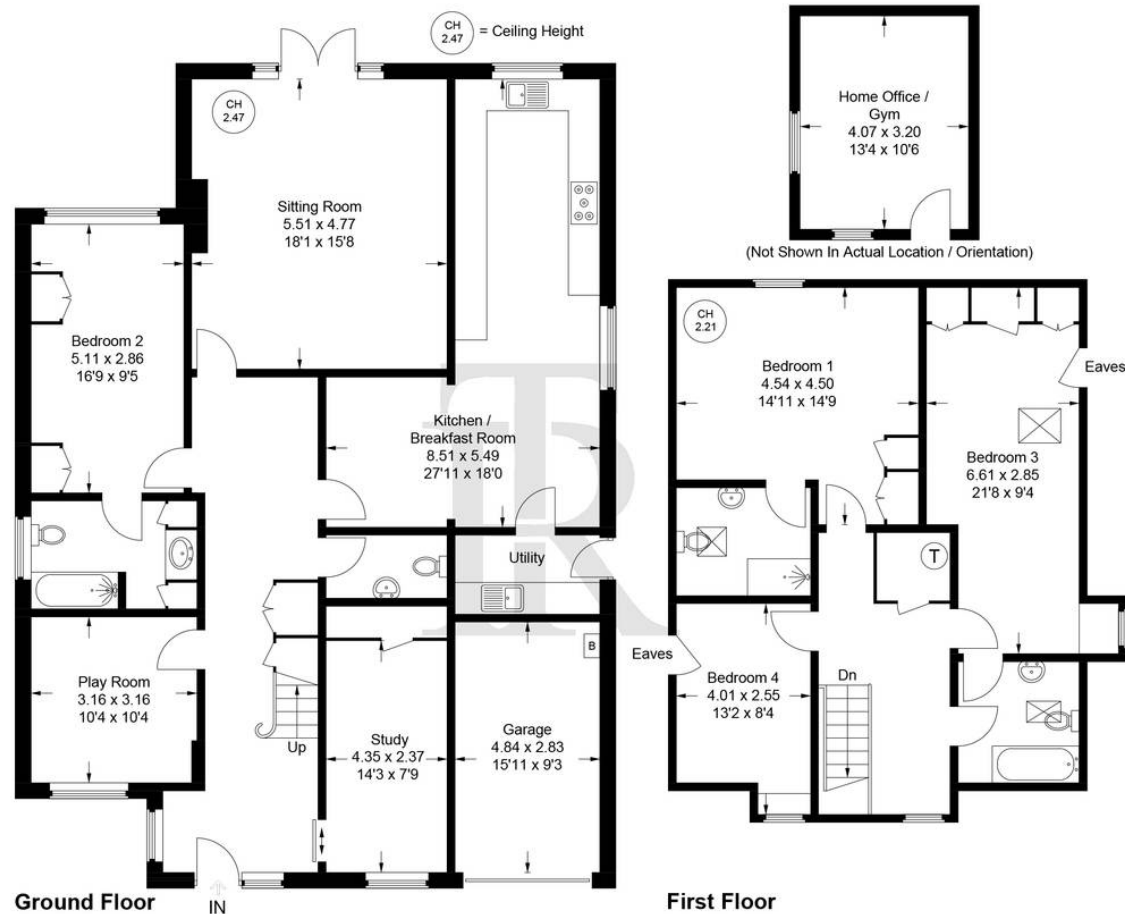
Upon entering, you are welcomed by a substantial and inviting entrance hall with understairs storage/cupboard and WC. The generous L shaped kitchen and breakfast room is fitted with granite worktops and splashbacks, integrated appliances and a door leading to a useful and separate utility room and side door to garden. Spacious living room with feature fire and double doors opening out onto the patio area and two further reception rooms provide flexible living space, currently arranged as a play room and a study. The ground floor also boasts a fantastic double bedroom suite, complete with built in wardrobes and a door to a separate and updated ensuite bathroom.

Upstairs, the principal bedroom suite features built in cupboards and an updated ensuite shower room. Two additional double bedrooms on this level are served by a family bathroom, which is accessible both from bedroom three and the landing.

The property benefits from a newly laid patio area to the rear, a detached home office, kitchen garden and large level lawn all enclosed by timber fencing.

A five bar gate opens to an impressive driveway with ample parking which leads to the attached garage. There is also gated side access on both sides to the rear garden.





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Approximate Gross Internal Area

Ground Floor = 136.2 sq m / 1466 sq ft

First Floor = 74.8 sq m / 805 sq ft

Garage / Home Office / Gym = 26.0 sq m / 280 sq ft

Total = 237.0 sq m / 2551 sq ft

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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