



Whelpley Hill, Chesham, Buckinghamshire, HP5 3RN

  
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ESTATES



## Whelpley Hill, Chesham, Buckinghamshire, HP5 3RN

Nestled in the charming hamlet of Whelpley Hill, this exceptionally spacious four double bedroom detached house offers a unique opportunity to create a dream home, with the added benefit of a self-contained annexe.

Set well back from the road behind a picturesque pond, the property is approached via a gravel driveway and farm-style gate, leading to a fully enclosed front garden with generous parking. The property has previously benefited from planning permission for a three-bay garage, and with imaginative landscaping, there is scope to open the garden from front to back, creating a spectacular wraparound outdoor space ideal for family gatherings and entertaining.

Inside, the home boasts a welcoming entrance hall that provides access to all principal rooms. The heart of the house is an expansive triple aspect reception room with feature fireplace, perfect for relaxing or entertaining guests. In addition to the main reception, there is a versatile family room that could easily double as a spacious study, and a separate breakfast room. This space offers the potential to be combined with the kitchen, transforming it into a stunning open-plan kitchen/breakfast area with delightful views over the rear garden. Additional amenities on the ground floor include a practical utility room and a cloakroom.

Upstairs, the first-floor landing opens onto four generous double bedrooms, each benefitting from its own en suite bathroom or shower room, providing excellent accommodation for a growing family or guests. To the rear of the property sits a detached annexe, complete with a sitting room, kitchen, bedroom with dressing room, and its own bathroom – ideal for extended family, guests, or even as a potential income stream.

Presenting a rare combination of space, potential, and an idyllic yet accessible setting, this property offers a wonderful canvas for refurbishment and transformation.

The location combines rural tranquility with superb convenience. Whelpley Hill is situated on the border of Hertfordshire and Buckinghamshire, approximately one and a half miles from the sought-after village of Bovingdon. The bustling market towns of Berkhamsted and Chesham are nearby, offering an array of shopping, dining, and recreational opportunities. The area is renowned for its excellent schooling, with prestigious grammar schools within easy reach.

For commuters, transport links are excellent, with mainline railway stations at Berkhamsted and Hemel Hempstead providing fast access to London Euston in around 30 minutes. The Metropolitan Line at Chesham connects to the Chiltern Line, offering direct routes to Baker Street and Marylebone. For those who love the outdoors, miles of lovely footpaths and bridleways weave through the local countryside, offering ample opportunity for country walks and exploration.

Freehold | Council tax band F | EPC D

Offers in the region of £850,000







Approximate Gross Internal Area  
 Ground Floor = 100.3 sq m / 1,080 sq ft  
 First Floor = 85.2 sq m / 917 sq ft  
 Annexe - Ground Floor = 28.1 sq m / 302 sq ft  
 Annexe - First Floor = 28.0 sq m / 301 sq ft  
 Total = 241.6 sq m / 2,600 sq ft  
 (Excluding Outside Store)

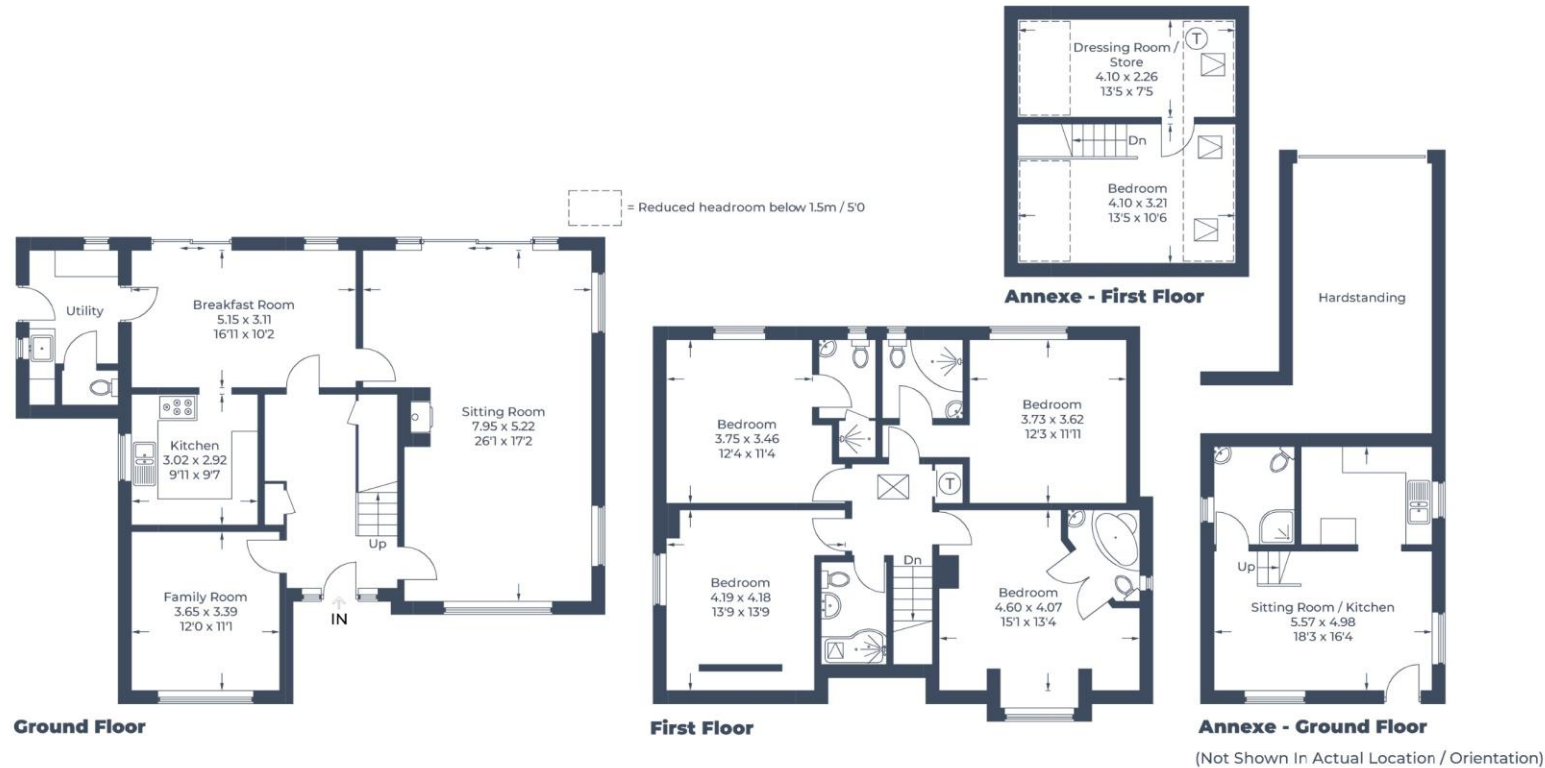


Illustration for identification purposes only,  
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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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