



7 Abbots Place, Chesham, Buckinghamshire. HP5 3HL

£699,950 FREEHOLD

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## 7 Abbots Place, Chesham, Buckinghamshire. HP5 3HL

*A contemporary 2023-built detached home, beautifully finished and quietly positioned in a cul-de-sac on the edge of Chesham, with a wonderfully private, low-maintenance garden ideal for entertaining and a superb garden room.*

Entrance Hall | Cloakroom, 2 Reception Rooms | Open Plan Kitchen & Dining Room | Utility | 4 Bedrooms | 2 En Suites | Family Bathroom | Garden Room | Attractive Corner Plot Gardens | Driveway Parking | Provision for EV Charging | 10 Year LABC Warranty | REF: KB-1250

**THE PROPERTY:** This contemporary detached residence is approached via a welcoming entrance hall with cloakroom, featuring a decorative marble-tiled threshold with steps rising to a striking herringbone patterned oak floor. Finished to an exceptional standard, this impressive flooring extends across almost the entire ground floor and is complemented by underfloor heating, setting the tone for the accommodation beyond.

The entrance hall flows seamlessly into a contemporary kitchen and entertaining space, ideal for both everyday living and hosting. The kitchen is fitted with an extensive range of shaker-style cabinetry, quartz upstands and worktops which extend to a large central island, providing generous preparation and storage space. A comprehensive range of integrated appliances includes two electric ovens, a fridge freezer and dishwasher. Beyond, a stylish dining area enjoys views across, and direct access to, the rear garden via sliding patio doors.

Further ground floor accommodation comprises two well-proportioned reception rooms, including a refined sitting room and an elegant study. A well-designed utility room completes the level, offering additional storage, a sink unit, space and plumbing for laundry appliances, and independent external access.





To the first floor are four individually styled bedrooms, two of which benefit from luxurious en suite facilities. One of the remaining bedrooms is currently arranged as a dressing room, while a beautifully appointed family bathroom serves the floor. The property was constructed with energy efficiency in mind, featuring 5-inch cavity-filled walls and an air source heat pump system, contributing to its respectable EPC rating.

**OUTSIDE:** The property is approached via an attractive block-paved driveway, offering ample off-road parking and turning space. To one side, a carport provides covered parking and a provision for EV charging. A pedestrian gate opens onto the tranquil, low-maintenance rear garden, which begins with a beautifully paved terrace, perfect for outdoor entertaining. This leads seamlessly to an artificial lawn and a stylish, insulated garden room, wired to provide a versatile space for additional living, a home office, or hobbies. Adjacent to the garden room is a further patio seating area, while raised beds along one side add seasonal colour and visual interest. The garden enjoys a westerly aspect and a high degree of privacy, enclosed by a combination of sleeper retaining walls, panel fencing, and trellising.



**SITUATION:** The property occupies a highly convenient location, just over a mile from Chesham town centre, which offers a wide range of shopping and leisure amenities. To the north, the historic market town of Berkhamsted provides a similarly excellent selection of shops along its High Street, complemented by an impressive array of cafés and restaurants. Excellent transport links include easy access to the A41 and M25, connecting with the national motorway network and major airports. Rail services to London Euston run from Berkhamsted, approximately three miles away, while the Metropolitan Line is available at Chesham, around 1.1 miles distant. The area is also well served by a choice of highly regarded state and private schools.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains electric, water and drainage

**COUNCIL TAX:** Band F

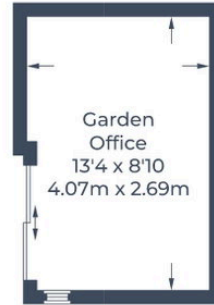
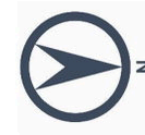
**EPC RATING:** C

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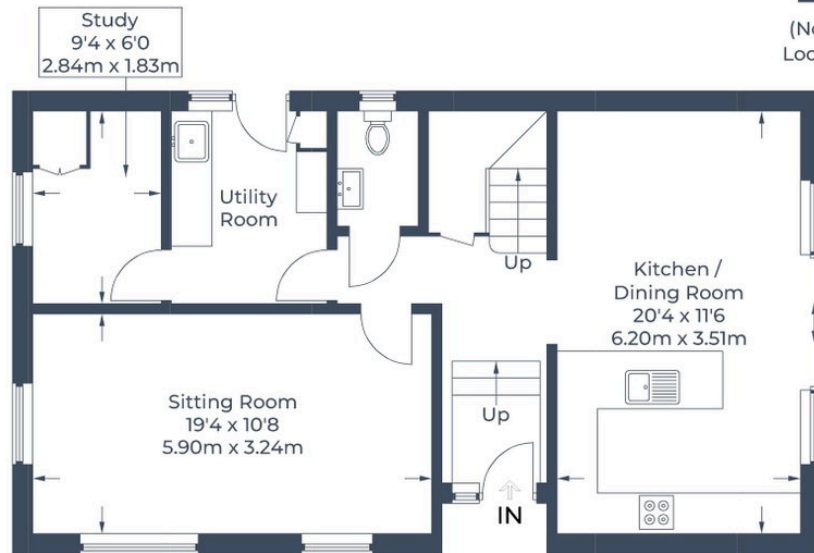
**FOR ENQUIRIES QUOTE:** KB-1250



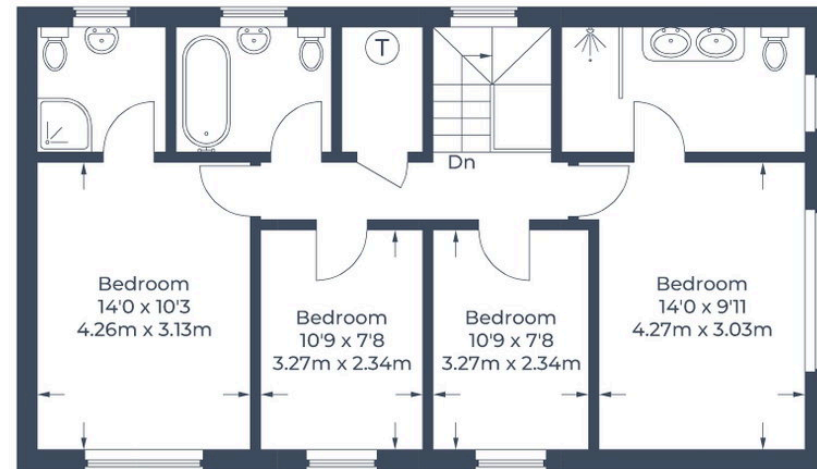
Approximate Gross Internal Area  
 Ground Floor = 70.1 sq m / 754 sq ft  
 First Floor = 70.9 sq m / 763 sq ft  
 Garden Office = 10.6 sq m / 114 sq ft  
 Total = 151.6 sq m / 1,631 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

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