



The Warren, Chartridge, Chesham, Buckinghamshire, HP5 2RY


SOVEREIGN
ESTATES

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Nestled in a tranquil cul-de-sac in the sought-after village of Chartridge, this beautifully presented three bedroom detached bungalow offers a rare opportunity to enjoy a peaceful lifestyle with the added luxury of breath-taking views over Chartridge Golf Course. Thoughtfully remodelled and extended by the current owners, the property is ideally positioned, benefitting from a quiet, private setting and boasting stunning south-westerly gardens that back directly onto open golf course greens.

Step inside via the light and airy entrance hall with elegant tiled flooring and underfloor heating, which extends through the tiled areas of the property for enhanced comfort. The spacious sitting room is a true delight, featuring a charming multi-fuel burner set within a Welsh slate hearth and oak surround. Folding doors seamlessly connect this welcoming space to the contemporary kitchen/dining room, while patio doors open out to the sun-soaked patio and meticulously maintained gardens, perfect for entertaining or enjoying a peaceful evening outdoors. The generously sized kitchen/dining area is beautifully appointed with a range of fitted cupboards, woodblock work surfaces, and designated spaces for a range-style cooker, fridge/freezer, and dishwasher. Large patio doors frame picture-perfect views of the lush garden, and a separate utility room with further storage and worktops leads to a practical boot room and useful cloakroom.

Three well-proportioned bedrooms provide flexible accommodation. The principal bedroom is fitted with wardrobes and offers stunning vistas across the rear garden and rolling countryside beyond. The second double bedroom boasts fitted wardrobes and overlooks the front of the property, while the third bedroom is currently arranged as a study or hobbies room with more lovely garden views. A fully tiled family bathroom features a bath and a large corner shower, along with a vanity unit with sink, and WC for modern convenience. The property further offers scope to extend into the loft (subject to planning consent), making it future-proof for evolving needs.

The true showpiece of this home is the magnificent rear garden. South-west facing and directly bordering Chartridge Golf Course, it provides a generous patio for al fresco dining, a manicured lawn edged with established borders, shrubs, and a stunning pergola draped in wisteria and vines. Fruit trees, including apple and fig, add charm, while a gated access leads to a privately maintained 'buffer zone,' enhancing the feeling of open space and seclusion. To the side, a driveway provides abundant off-road parking and access to the property's garage with attached shed, keeping homes and hobbies organised with additional parking at the front.

Set in the tranquil village of Chartridge, nestled within the Chiltern Hills and surrounded by miles of beautiful Greenbelt countryside, this home belongs to a thriving community that benefits from an excellent local school, an acclaimed golf course. Chartridge Combined School is just a short walk away, while nearby Chesham offers a wealth of educational options in both public and private sectors. Chesham's Metropolitan line station connects with the Chiltern line at Little Chalfont, providing access to Baker Street and Marylebone, while Berkhamsted station delivers swift services to London Euston. Local amenities abound, including the open expanses of Lowndes Park, an open-air swimming pool, Elgiva Theatre, and the vast Ashridge Estate with approximately 5,000 acres of woodland, commons, and chalk downs—perfect for weekend adventures.

This superb detached bungalow offers the space, privacy and lifestyle so treasured in Buckinghamshire villages, with excellent potential for further extension into the loft (subject to consents). Properties of this calibre, in such an enviable location, are rarely available.

Freehold | EPC Rating D | Council Tax Band E

Offers in the region of £750,000





Approximate Gross Internal Area = 102.5 sq m / 1,103 sq ft
Garage = 14.3 sq m / 154 sq ft
Store = 3.4 sq m / 37 sq ft
Total = 120.2 sq m / 1,294 sq ft

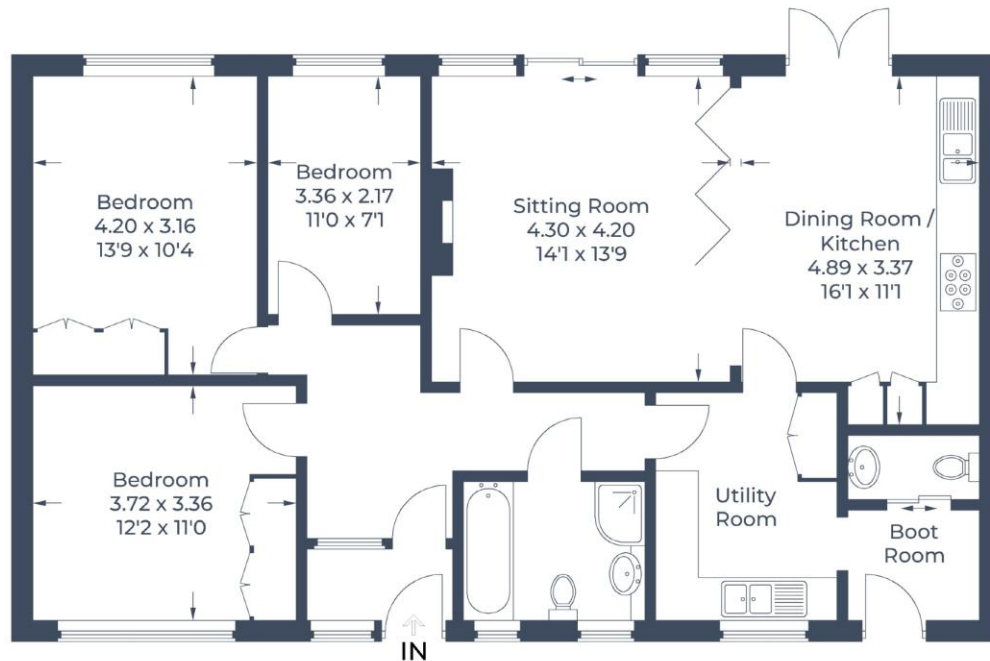


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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have 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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