



**The Bungalow, The Woodlands,
Chesham Bois, Buckinghamshire, HP6 5LD**

ROBSONS
RESIDENTIAL SALES

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A charming detached property set in this enchanting location in the heart of Chesham Bois. 'The Bungalow' has been the subject of extensive refurbishment and remodelling to create this unique home located in a secluded recessed corner of the well regarded private no through road called The Woodlands with a delightful woodland outlook. The property sits in the middle of its plot affording high degrees of seclusion and is offered for sale with the benefit of no upper chain. Please note Planning Permission granted for enlargement to the rear.PL/19/0246/FA . Freehold - EPR: C - Council Tax Band: TBC

Set in the picturesque Chilterns, Chesham Bois is a small, attractive Buckinghamshire village interconnected with Amersham, a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London – about a mile from the property) and easy access to the surrounding countryside. There are two distinct areas to Amersham: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Nearby Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles of the property.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our office proceed up Hill Avenue going over the double mini-roundabout into the Chesham Road. Go over the next two roundabouts and turn right into North Road (signposted to Chesham Bois Village). Take the next turning on the left into Long Park. Follow the road round and The Woodlands is the third turning on the left and The Bungalow can be found at the end of The Woodlands on the right-hand side down a footpath.

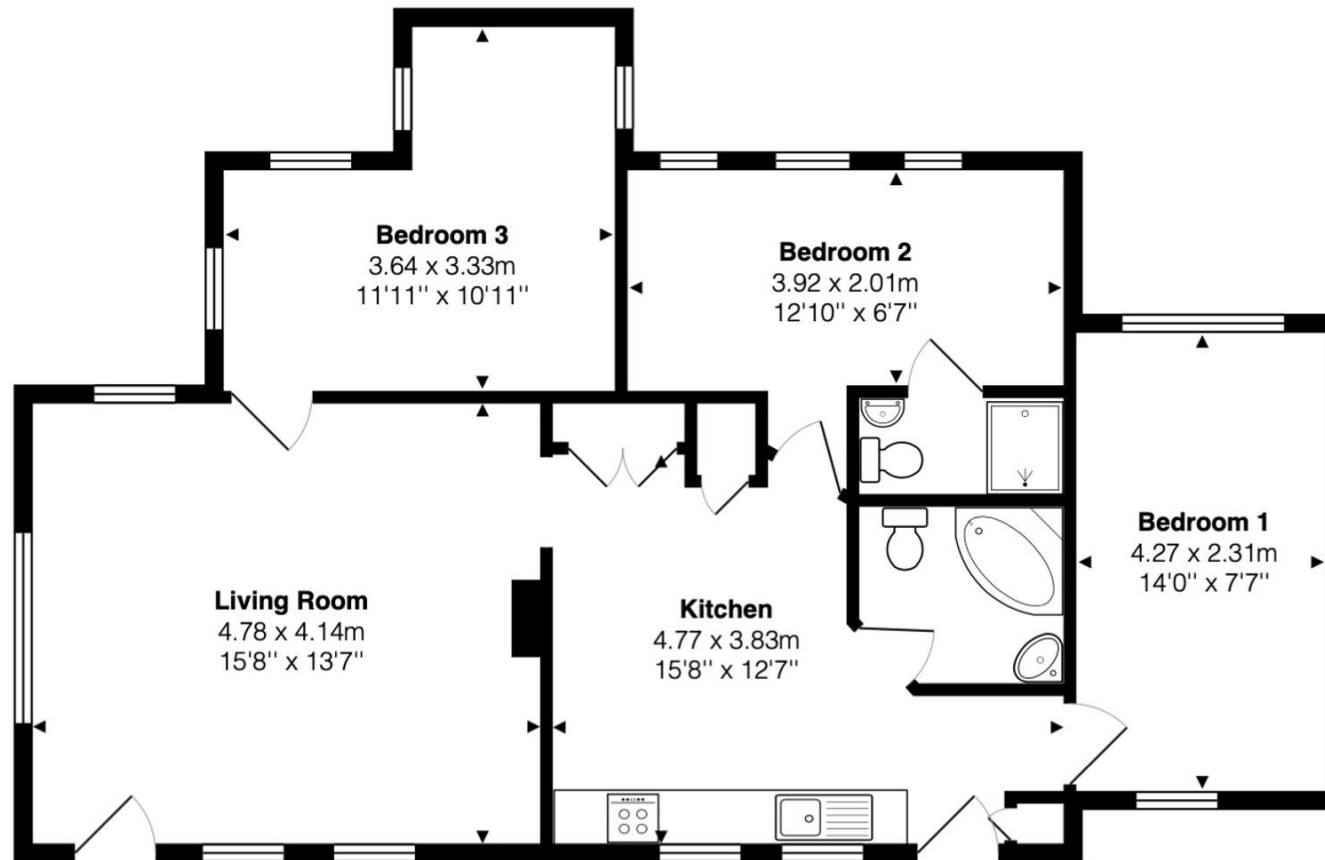
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i)the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;(iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approx. Gross Area
71 sq m – 763 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

