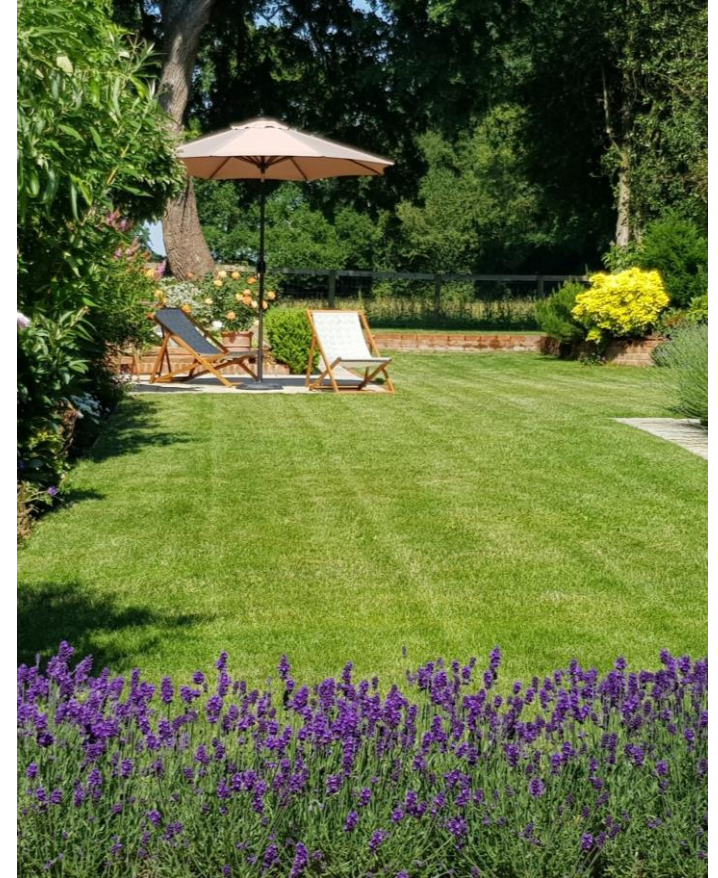


2, BLUE BALL COTTAGE

ASHERIDGE, CHESHAM, HP5 2UX

GUIDE PRICE £850,000



A DELIGHTFUL THREE BEDROOM CHARACTER COTTAGE PRESENTED IN EXCELLENT ORDER THROUGHOUT SET IN A PEACEFUL LOCATION BACKING ON TO OPEN SPACE WITH STUNNING VIEWS.

FINE & COUNTRY



A beautifully presented three bedroom character cottage retaining original character features. This fine home has been the subject of vast improvement and presents in excellent order throughout.

The ground floor offers a spectacular bespoke Neptune kitchen/dining/family room with a fabulous Rangemaster, integrated appliances, underfloor heating, vaulted ceilings and overlooks the manicured rear garden. There is a utility room, plumbed for a washing machine and separate tumble dryer. The spacious sitting room has a log burner and there is a guest WC which completes the ground floor.

The first floor landing provides access to a boarded loft and three bedrooms, all with fitted wardrobes and there is a four piece family bath/shower room.

Outside, the front garden is lawned with flower borders and the striking landscaped rear garden has a flagstone patio with steps leading to a lawn and flower borders and a useful garden shed. There is parking for two to three cars and a garage with boarded loft storage and an electric door.

At a Glance

- Character Cottage
- Three Bedrooms
- Garage and Parking



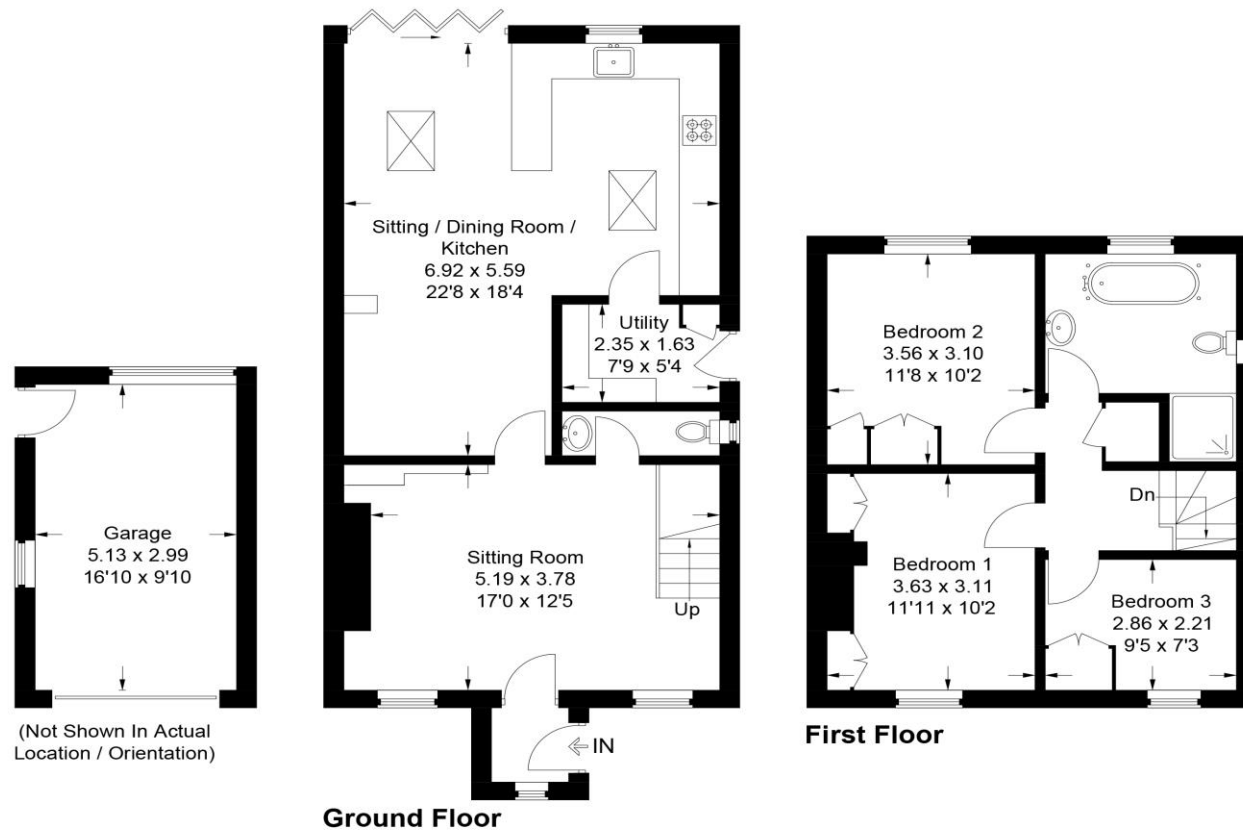
Accommodation

- Stunning Kitchen Dining Family Room
- Utility Room
- Sitting Room
- Guest WC
- Principle Bedroom
- Bedroom 2
- Bedroom 3
- Family Bath/Shower room
- Front & Rear Gardens
- Garden Shed
- Garage
- Off Street Parking



Guide Price
£850,000

Approximate Gross Internal Area
Ground Floor = 63.4 sq m / 682 sq ft
First Floor = 44.8 sq m / 482 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 124.0 sq m / 1,334 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Additional information

Services: Mains water, electricity

Heating: Oil central heating to radiators

Water Softener

Postcode: HP5 2UX

Council Tax Band: C

Local Authority: Buckinghamshire Council

Energy rating: D

Fine & Country

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Wendover

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Location

Asheridge

Asheridge is a Buckinghamshire village situated in the Chiltern Hills; an area of outstanding natural beauty. There is a pub which serves good food and excellent walks throughout the surrounding countryside. Approximately two and a half miles northwest of Chesham, four miles from Amersham and five miles from Great Missenden. Chesham town centre offers a wide range of shopping facilities and a Metropolitan line train station. There is also good access to the A41 and M25. Asheridge falls within the catchment of highly regarded schooling.