



ROBSONS
RESIDENTIAL SALES

Little Orchard, Pednor Road,
Chesham, Buckinghamshire, HP5 2SS

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A comfortable 4-bedroom detached property, situated in this popular semi-rural location known for its peace and tranquillity, yet only 1.3 miles from the neighbouring town centre amenities. The property features a plot of approx. 0.58 acre, complete with large rear garden (inc. area of lawn and private woodland), from where to enjoy some wonderful views of the Chiltern countryside. Other features of note inc. a generous frontage with south facing sun terrace, lawn, and driveway with parking for several cars; double garage; 3 independent reception rooms; 2 bathrooms; and good potential to further extend, STPP. Freehold - EPR: E - Council Tax Band: G

Pednor Vale is a delightful hamlet in the Chiltern Hills, surrounded by wonderful open countryside and classified an Area of Outstanding Natural Beauty popular with horse riders, cyclists and walkers alike. The nearby old market town of Chesham is positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The town provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva theatre/cinema offers a regular programme whilst Lowndes Park includes a lake & child's playground. Chesham Station is approximately 1.75 mile from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40). The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls) and Chesham Grammar School. 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).



Viewing by appointment only

via

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Directions: From our Chesham office, take the A416 (signposted Amersham) and at the roundabout, continue straight on. At the next roundabout, take the third exit (returning in the direction you have just come) and take immediate left onto Church Street. Follow the road for approx. 0.15 mile and turn right onto Pednor Road. Follow this road, taking the right fork for approx. 1 mile and Little Orchard will be on your right.

* 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.

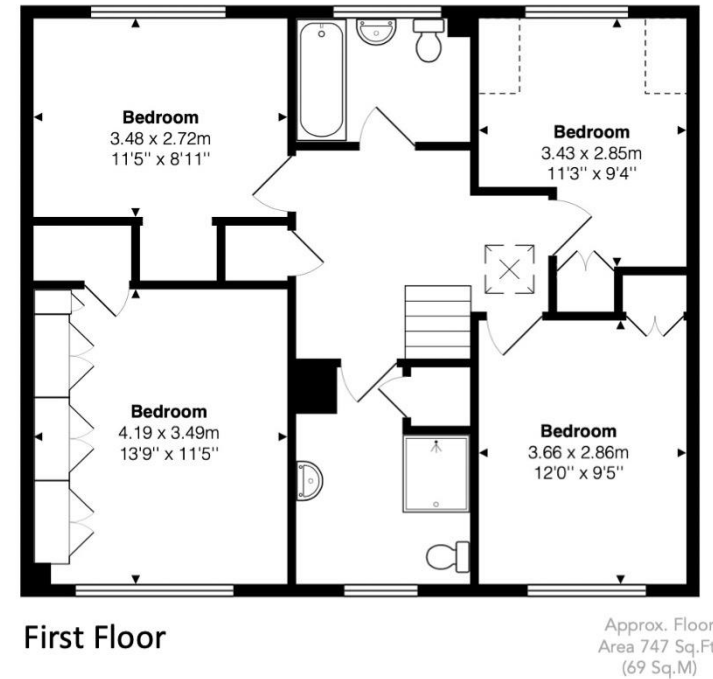
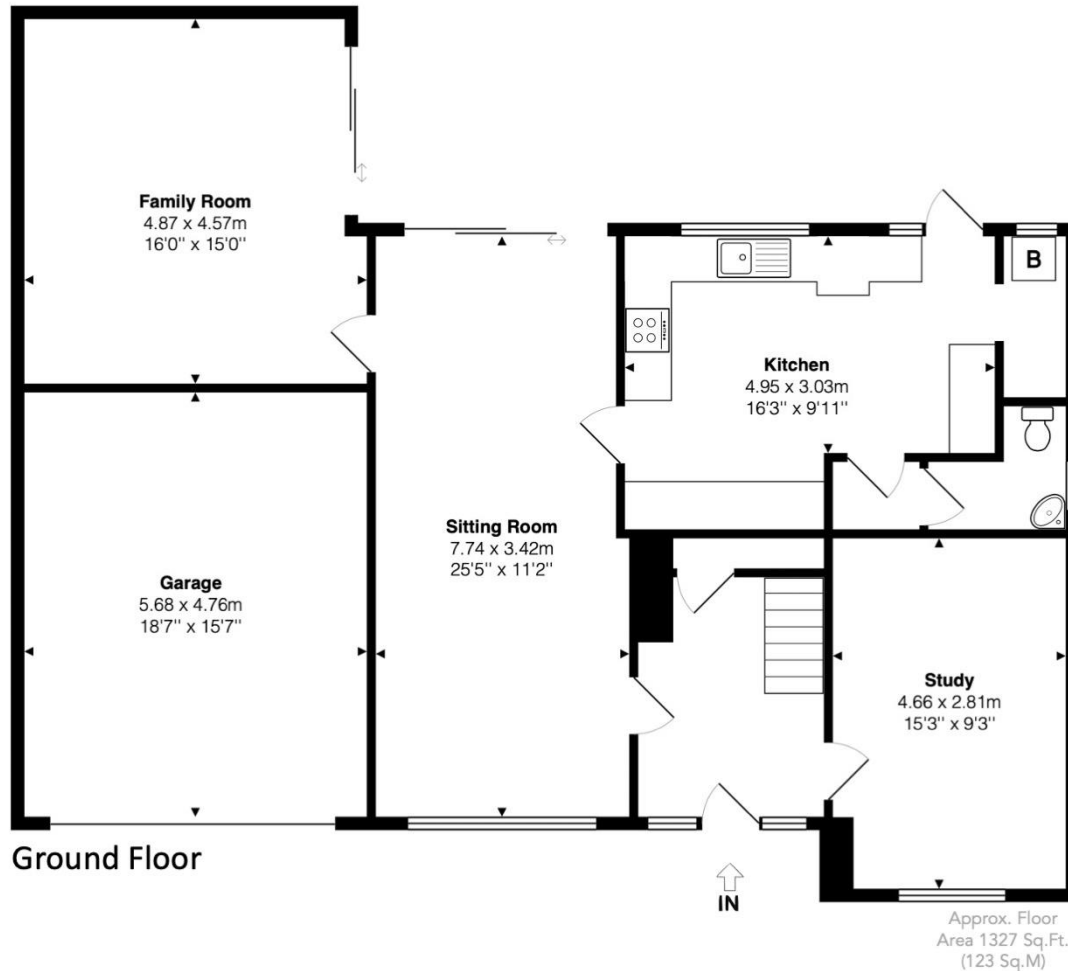
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* 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
193 sq m – 2075 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.

