



**26 The Ridings, Latimer, Chesham,
Buckinghamshire, HP5 1UF**

ROBSONS
RESIDENTIAL SALES

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A beautifully presented four bedroom semi-detached house situated on the highly regarded Private Estate of Parkfield, enjoying access to acres of private parkland, communal sports facilities and woodland. Parkfield offers a superb balance of private rural living and yet enjoys wonderful communal areas including the residents' 'Pavilion' (a community-based hub) as well as being only a short drive to the more extensive amenities of Little Chalfont, Amersham & Chesham. This lovely home enjoys excellent family accommodation along with a superb private landscaped rear garden. Oil fired heating. Contribution towards Parkfield Latimer Residents Ltd: Currently £1,170.00 PA. Freehold - EPR: D - Council Tax Band: F

Set in the picturesque Chilterns, the private Parkfield estate is situated close to the village of Latimer in the Chess Valley and approximately 2.2 miles from Little Chalfont (an extremely well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London) and easy access to the surrounding countryside). Independent businesses are at the heart of Little Chalfont, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High Street brands include Tesco Express for those everyday essentials). Parkfield is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys' school in nearby Amersham). Furthermore, and only 0.45 mile from the property is Old MacDonald's Day Nursery for pre-school children. Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (Girls) and Chesham Prep (Mixed) 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
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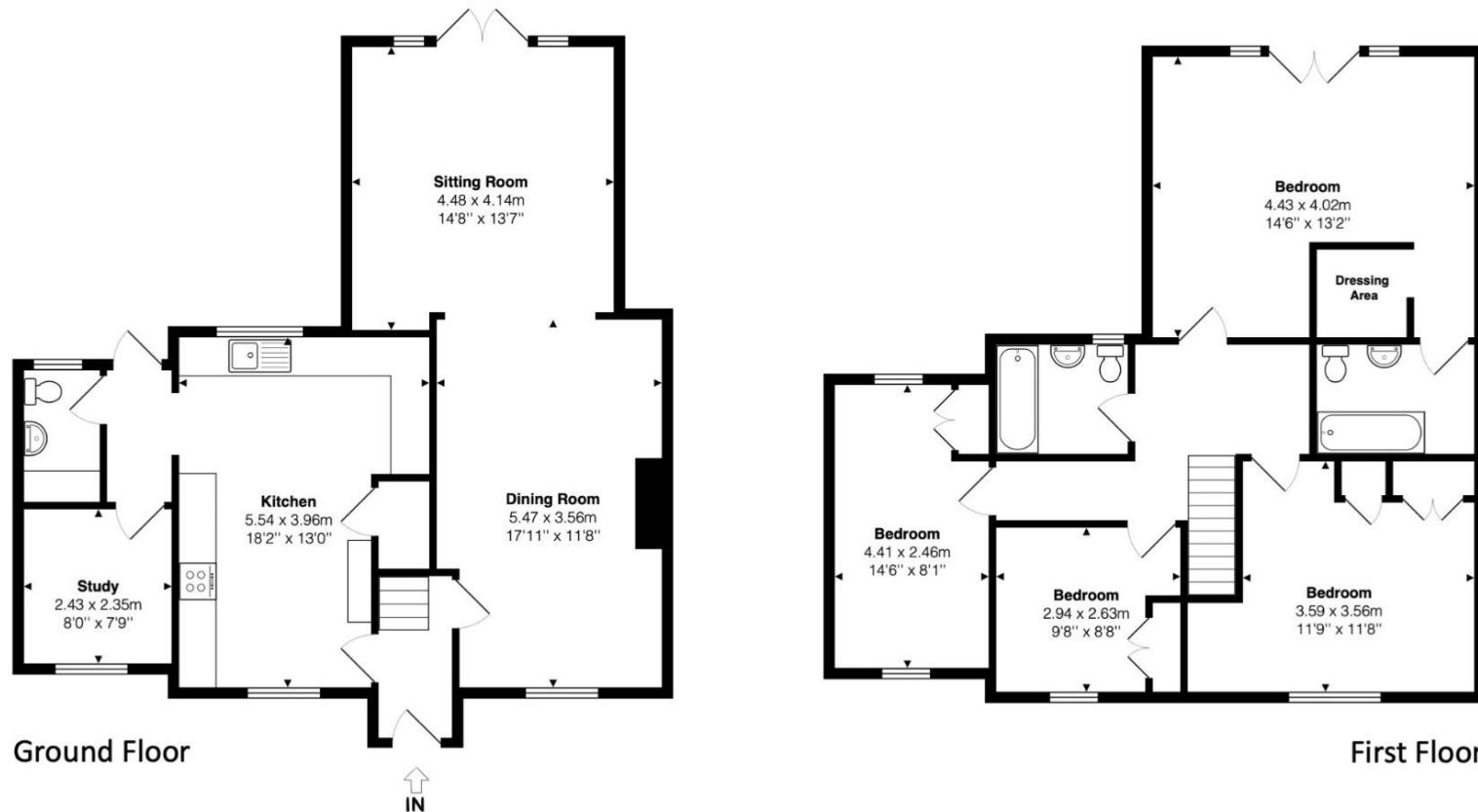
Directions: From our office in Little Chalfont turn left onto the A404. Follow the road under the railway bridge and take the fourth turning on the left into Stoney Lane. Go straight over the crossroads into Latimer Village and turn left at the village green. Continue for about a mile turning left into the Parkfield Estate. The Ridings is the first turning on the right as you enter the estate.

* 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 Ordnance 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
149 sq m – 1604 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.

