



ROBSONS
RESIDENTIAL SALES

**Brays Orchard, Chalk Lane, Hyde Heath,
Amersham, Buckinghamshire, HP6 5SA**

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A beautifully presented detached property situated in the highly regarded Chiltern village of Hyde Heath offering a wonderful blend of semi-rural living and yet with easy access to the extensive commuter facilities of Amersham on the Hill. The property offers spacious and well-proportioned accommodation with a very flexible layout to suit the needs of most families. A particular feature is the recently fitted open plan family/kitchen/dining area running across the rear of the property. Brays Orchard is set within a delightful corner plot offering a high degree of privacy, generous parking and a double garage. Freehold - EPR: C- Council Tax Band: G

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School as well as many recreational pursuits. Amersham station is approx. 3 miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

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Directions: From our office in Amersham, proceed up Hill Avenue and straight across the mini-roundabout onto Chesham Road. Follow this road over the next mini-roundabout and turn left at the next onto Copperkins Lane. Proceed along Copperkins Lane to the T-junction and turn left onto Weedon Hill, continue along this road for approximately 1/2 mile. As you enter the village, turn left into Brays Lane. Brays Orchard can be found on the left hand side just after Brays Green Lane.

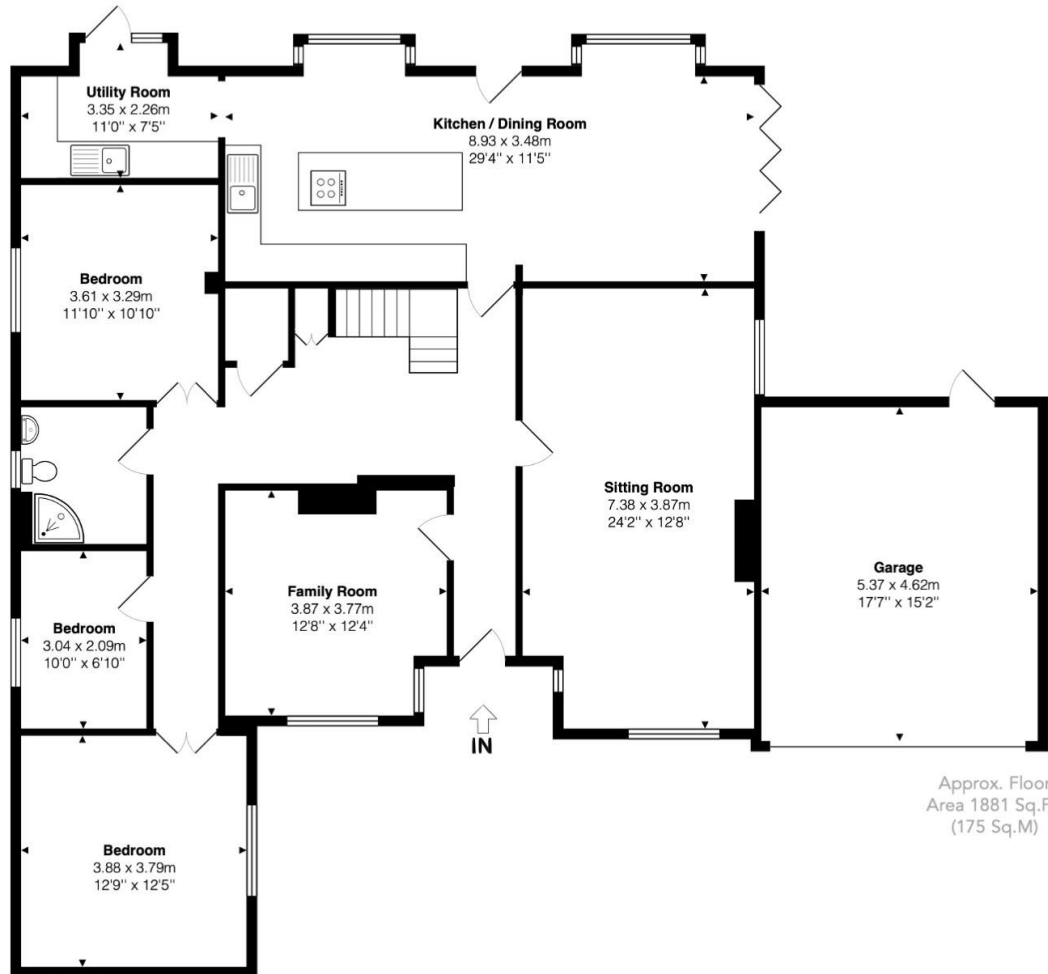
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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

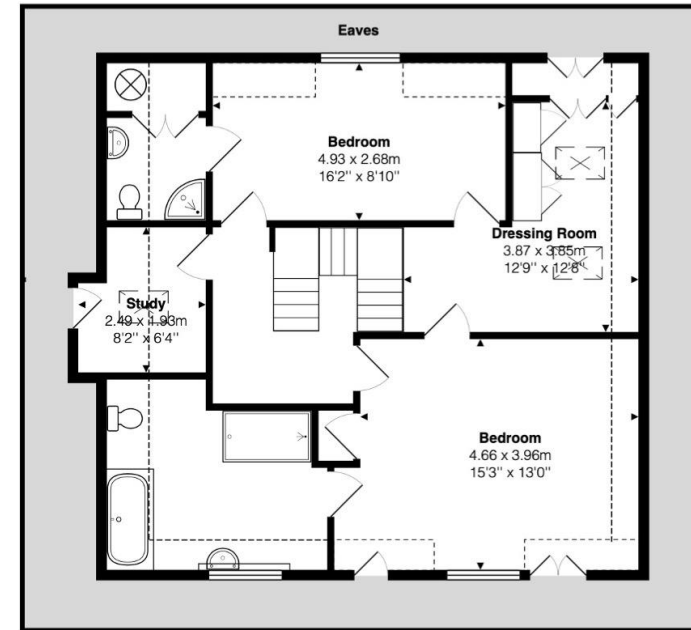
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Approx. Gross Area
252 sq m – 2709 sq ft (Incl Garage)



Ground Floor

Approx. Floor
Area 1881 Sq.Ft.
(175 Sq.M)



First Floor

Approx. Floor
Area 828 Sq.Ft.
(77 Sq.M)

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.

