

**Gables End Cottage, The Village, Latimer,
Chesham, Buckinghamshire, HP5 1TZ**



ROBSONS
RESIDENTIAL SALES

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A rare opportunity to purchase a delightful and very well presented semi-detached cottage set in the heart of the picturesque Chiltern Village of Latimer. Gables End Cottage has been skilfully extended to provide excellent accommodation, whilst retaining its charm and character, along with superb, mature gardens to three sides and far-reaching countryside views. The property benefits from easy access to the wonderful Chiltern countryside whilst being only a very short drive from the amenities and station of Little Chalfont.

Freehold - EPR: E - Council Tax Band: F - Private Drainage - Oil Fired Heating.

The picturesque Buckinghamshire village of Latimer is located in the heart of the Chilterns along the Chess Valley Walk and is only 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. Latimer 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
via

Robsons Estate Agents
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Directions: From our office in Little Chalfont, proceed along the Amersham Road towards Chenies, turning left into Stoney Lane. Proceed over the crossroads into Latimer Village in the direction of Flaunden. Do not go up the hill. Pass the Village Green, Gables End is the last property on the right-hand side going out of the village, just after the red phone box.

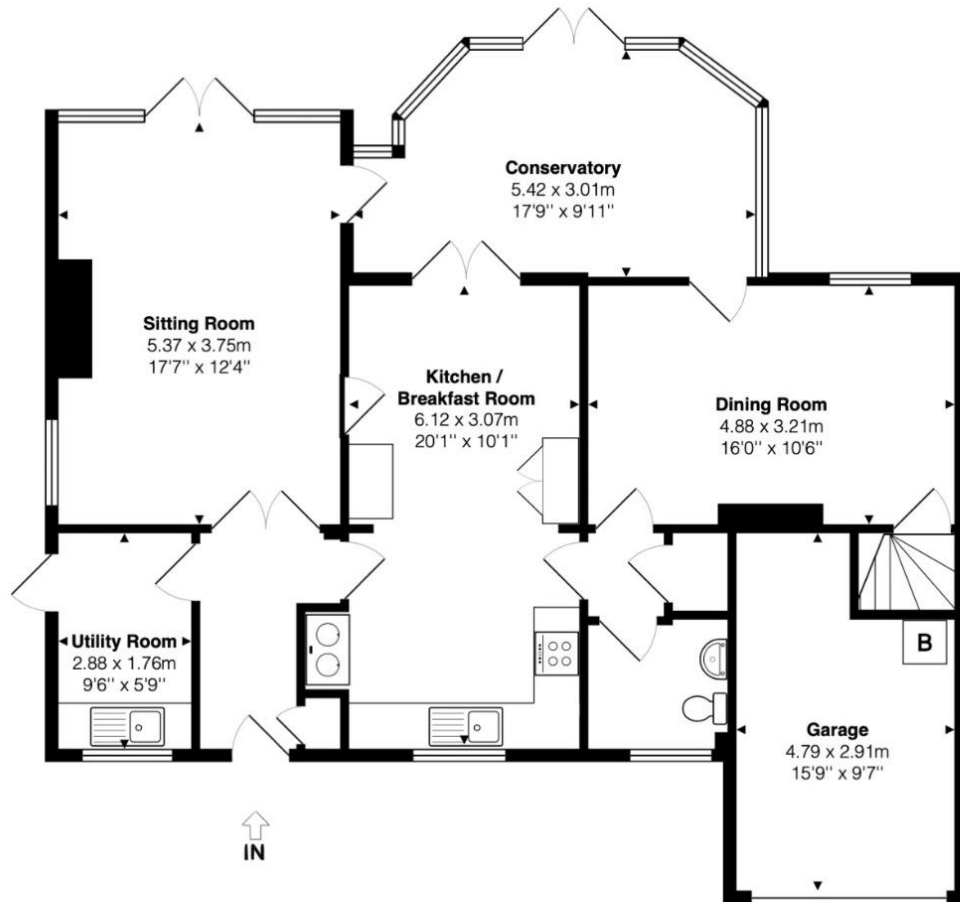
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

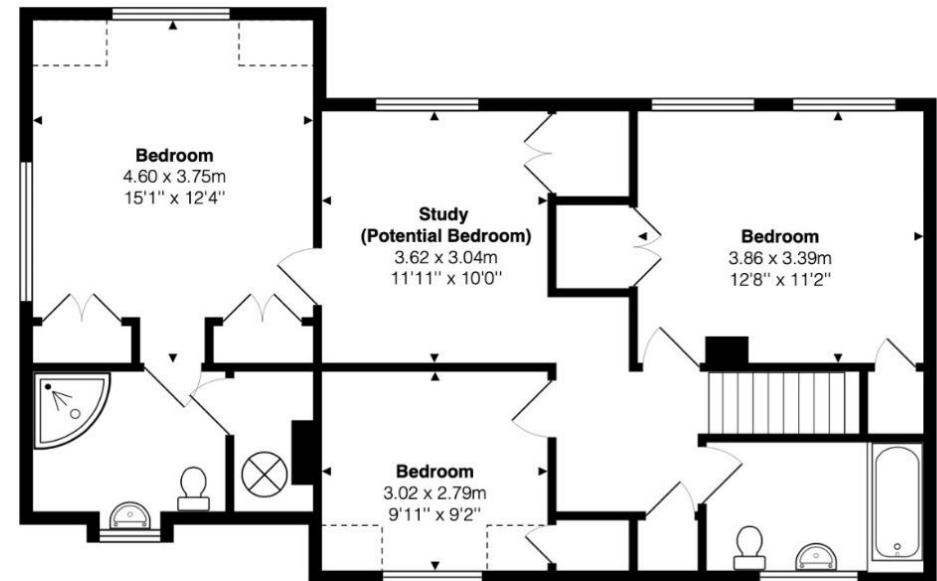
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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
179 sq m – 1922 sq ft



Ground Floor



Approx. Floor Area
1108 Sq.Ft.
(103 Sq.M)

Approx. Floor Area
813 Sq.Ft.
(76 Sq.M)

First Floor

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.

