



# Exceptional Georgian family home

The Toll House, Pednor Road, Chesham, Buckinghamshire, HP5 2JU

Freehold

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Entrance hall • lounge • dining room  
• kitchen/breakfast room • four bedrooms  
• two bath/shower rooms • gardens

### Description

The Toll House is a charming Grade II listed, double fronted Georgian family home, recently updated and improved internally and with generously proportioned accommodation arranged over three floors.

There are two formal reception rooms either side of the entrance lobby, with a further kitchen/breakfast room opening out onto the garden. Over the two upper floors are 4 bedrooms separated by useful landing areas, ideal as study spaces and with one used as an occasional bedroom. There are 2 bath/shower rooms (1 en suite) on the first floor.

The property enjoys a pleasant Westerly aspect, with extensively landscaped gardens and hardstanding for vehicular parking to the far end.

### Situation

The Toll House is located in the heart of the picturesque old town conservation area, on the edge of glorious Chiltern countryside. Chesham town centre with its pedestrianised high street and Metropolitan line station for the London commuter is a short distance away.

The area is renowned for its excellent educational facilities such as Chesham Grammar School, Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont.

### Tenure

Freehold

### Viewing

Strictly by appointment with Savills.







**Approximate Floor Area** 187.0 sq m / 2020 sq ft



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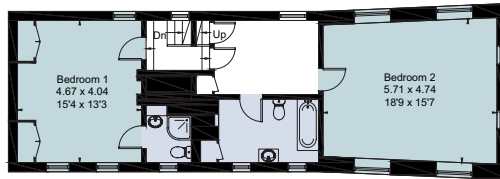
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### Contact

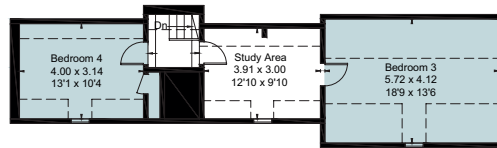
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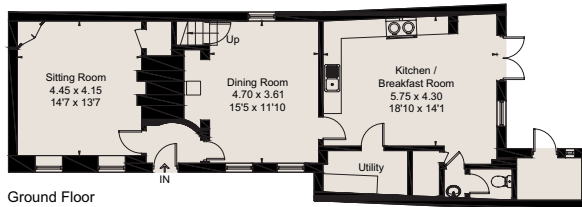
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First Floor



Second Floor



Ground Floor

 Redacted head height below 1.5m

For identification only. Not to scale. © 210208ML

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