



# Family home plus annexe in semi rural setting

2 Letchfield, Ley Hill, Chesham, Buckinghamshire, HP5 3QU

Freehold





Main House: Entrance hall • cloakroom • sitting room  
 • sun lounge • dining room • kitchen/breakfast room  
 • 4 bedrooms • 2 bath/shower rooms inc. 1 en suite.  
 Annexe: Entrance lobby • living room • kitchen  
 • 2 bedrooms • shower room. Outside: Gardens  
 • driveway parking • summer house • store • EPC rating = E

**Situation**

A very well presented four bedroom detached property offering a bright and spacious layout to include a connected two bedroom 'bungalow' annexe. In the main house there are two formal reception rooms plus a delightful sun lounge for relaxation which has patio doors onto the garden. The well fitted kitchen/breakfast room with oak worktops incorporates built-in oven/combi oven, gas hob, extractor, dishwasher and integrated fridge. There is space for a breakfast table and chairs and a utility area plus storage cupboards by a second entrance door. An inner lobby with additional plumbing for a washing machine connects with the annexe. Upstairs there are four bedrooms, three with fitted wardrobes and one currently used as a home office. The main bedroom has a well appointed en suite bathroom with a contemporary 'wet room' serving the remainder.

The annexe, ideal for relatives, guests or potential rental income benefits with its own entrance, a spacious living room with patio doors onto the garden, fitted kitchen, plus two bedrooms and a modern shower room.

Occupying a corner plot with wrap around gardens incorporating an ornamental pond, two idyllic patio areas for

relaxation and entertaining plus well stocked beds featuring a large variety of different species of plants including bamboos, bananas, palms and other exotic plants. A large driveway provides parking for both the house and annexe.

**Situation**

Letchfield is a cul-de-sac towards the end of an unmade lane which ends as a footpath leading into Cowcroft Woods and nature reserve managed by the local Wildlife Trust. Kiln Lane is a turning near Ley Hill common which has The Crown and The Swan public houses which both overlook the extensive common with its local cricket club and nine hole golf course all providing a wonderful setting for a rural village lifestyle.

South Bucks is renowned for its education with the popular Ley Hill Primary School and Chesham Grammar School both nearby.

The towns of Chesham (Metropolitan Line) about 2.5 miles, Amersham (Metropolitan/Chiltern Line) about 4 miles, and Berkhamsted (Main Line) about 5 miles, all offer multiple shopping facilities and amenities.

**Tenure**  
 Freehold







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**Approximate Area** 230.7 sq m / 2483 sq ft (Excluding Void)

**Outbuilding** 21.9 sq m / 236 sq ft

**Total** 252.6 sq m / 2719 sq ft

**Including Limited Use Area** (4.2 sq m / 45 sq ft)

**Contact**

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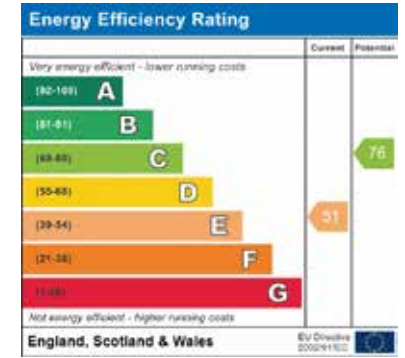


☐ = Reduced head height below 1.5m

Annexe

Ground Floor

First Floor



For identification only. Not to scale. © 210226NP

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