



An impressive contemporary cottage style detached house

Broomstick Cottage, 179 Botley Road, Chesham, Buckinghamshire, HP5 1XR

Guide £1,350,000 Freehold

savills

Entrance hall • cloakroom • 3 reception rooms • kitchen/dining/family room • 5 bedrooms • 4 bath/shower rooms inc 3 en suites • gardens • EPC rating = C

Description

An attractive cottage style detached property that was extended and refurbished in 2018 to create a superb contemporary family home. Well presented with neutral décor and double glazed windows with window shutters throughout, the layout is both spacious and adaptable including three reception rooms - a bay fronted study/music room and the other two, are intercommunicating, with one having a log burner. An outstanding feature is the large open plan kitchen/dining/family room with under floor heating, across the rear with two sets of bi-folding doors opening on to the rear garden. The kitchen area is well fitted with an extensive range of units with quartz worktops and large breakfast bar island and incorporates built-in appliances. A downstairs cloakroom, off the hall, and utility room, off the kitchen complete the ground floor accommodation.

Upstairs there are a total of five bedrooms with three benefitting from contemporary en suite shower rooms with a similarly well-appointed family bathroom serving the others.

There is an impressive entrance with brick piers and a five bar gate opening onto the drive which provides plenty of parking and turning space. The rear garden has a large tiled decking for al fresco entertaining with the remainder

mainly lawn with fencing and shrubs to the boundaries.

Situation

Botley Road connects Chesham to Ley Hill, about half a mile away which offers a picturesque village scene of the common with an 18 hole golf course and cricket club opposite the popular Swan public house. There is also the sought after Ley Hill Primary School. The surrounding Chiltern countryside provides many miles of footpaths and bridleways.

Chesham centre, about 1.3 miles away, offers a comprehensive range of shopping facilities, coffee houses, restaurants and both a Waitrose and Sainsburys supermarket within the pedestrianised High Street. Chesham Metropolitan Line station offers a regular London commuter service into Baker Street.

The area is renowned for its education including Chesham Grammar School less than a mile away from the property with Dr Challoner's Grammar School for boys in Amersham and the High School for girls in Little Chalfont

Tenure: Freehold

Council Tax: Band = G

Viewing: Strictly by appointment with Savills.





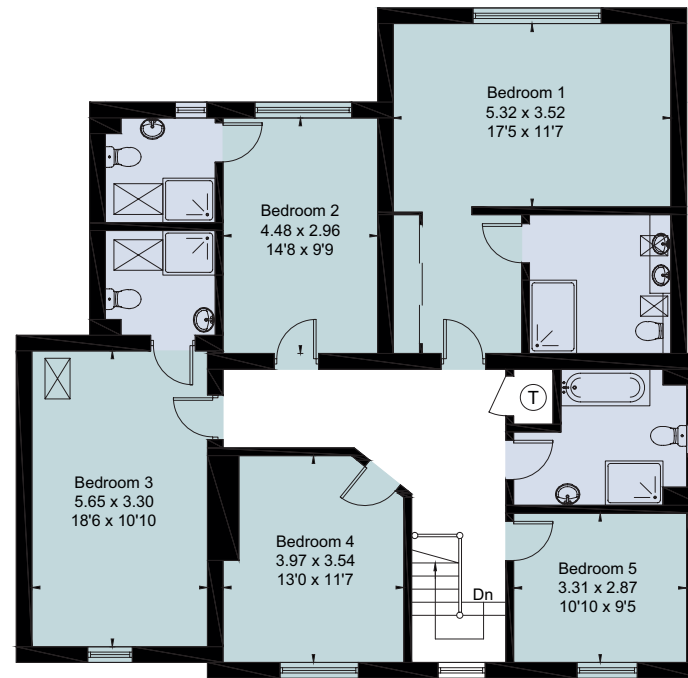
Broomstick Cottage, 179 Botley Road, Chesham, Buckinghamshire, HP5 1XR
Approximate Area 264.0 sq m / 2842 sq ft

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Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|--|---|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

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