



REGENT  
ESTATES



# BOTLEY ROAD, LEY HILL

£4,650 PCM

## DESCRIPTION

LET AGREED A substantial Grade II Listed COUNTRY HOUSE, Lee Farmhouse has been BEAUTIFULLY RENOVATED to a very high specification yet retains many period features throughout. This impressive family home can be found in a private position on an established residential road in the sought after Chiltern village of Ley Hill, within easy reach of Chesham town and tube station (Metropolitan Line) and a short drive to the centre of Berkhamsted. A VIEWING IS HIGHLY RECOMMENDED TO EXPERIENCE THE FULL CHARM OF THIS PROPERTY. Secure gated entrance with carriage driveway for several cars. Delightful gardens with large terrace and hot tub. The double garage has been converted to a gym. Pets considered. EPC exempt. Council Tax Band G. AVAILABLE JULY.

Accommodation: Entrance lobby leads through to a generous living room benefitting from an Inglenook fireplace with log burning stove, a luxury fitted country kitchen and dining room with bi-fold doors overlooking the garden, with a large utility/boot room, and inviting family/TV room with built in cupboard storage, downstairs cloakroom, and hard wood flooring throughout; upstairs is a lovely master bedroom with a bespoke fitted dressing area and elegant ensuite with separate bath and shower, a further four individually styled double bedrooms, stylish Jack and Jill shower room, and a family bathroom with shower over bath. Attached annexe not included - please enquire.

## VIEWING

Strictly by appointment through Regents Estates

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### Important Notice

1. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
2. The floor plan is not drawn to scale. Room sizes are taken between internal wall surfaces and should not be relied upon for carpets and furnishings.

