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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Chesham

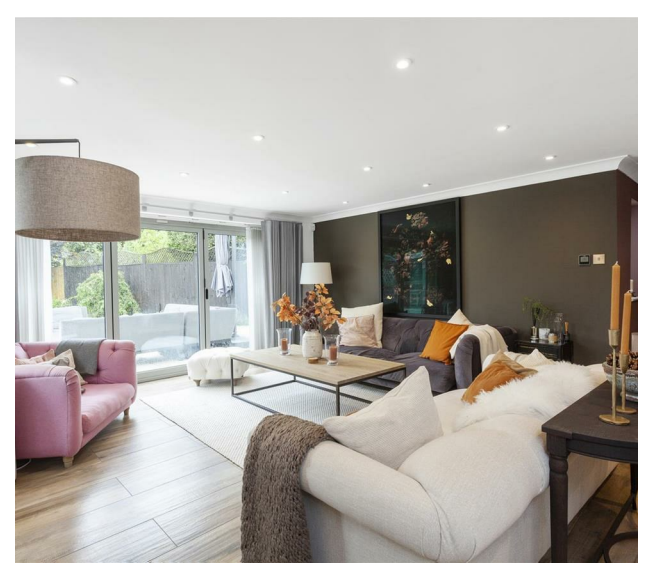
OFFERS IN EXCESS OF £1,350,000

# Chesham

OFFERS IN EXCESS OF

£1,350,000

A simply stunning detached family home built to exacting standards in a prime residential location with accommodation arranged over three floors with landscaped south facing rear gardens. In excess of 3,000 sq ft. Contact us for more details 01442 879996.



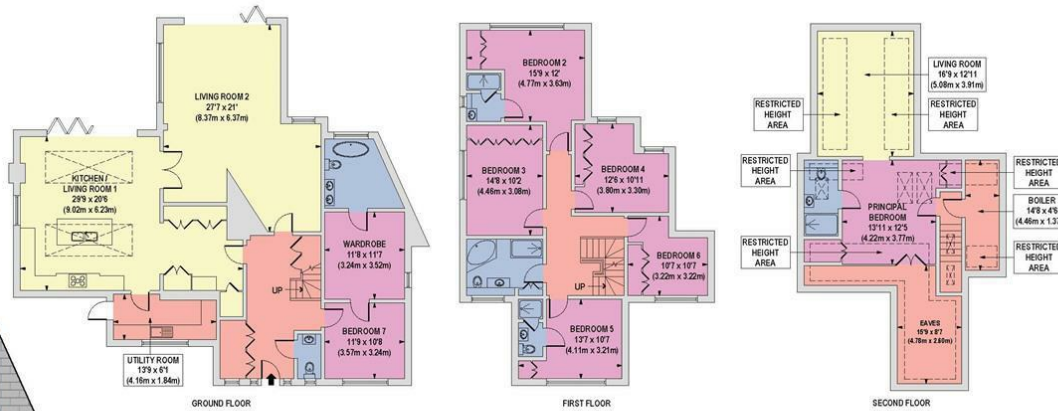
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## CROSSWAY

Chesham

Approximate Gross Internal Floor Area

3371 sq. ft / 313.17 sq. m (Including Restricted Height Area & Eaves)  
2871 sq. ft / 266.73 sq. m (Excluding Restricted Height Area & Eaves)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE  
PROPERTY MARKETING

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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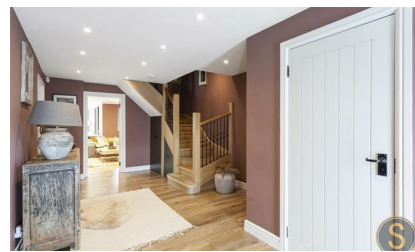


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A rare chance to purchase a bespoke one off property ideally placed for easy access to the station and schools.



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#### Ground Floor

The ground floor offers exceptionally flexible accommodation to include a self contained bedroom suite with its own dressing room and luxuriously appointed ensuite bathroom. A spacious entrance hall has stairs rising to the first floor, a host of fitted cloaks cupboards with a cloakroom opposite. Heading through the reception hall you enter the main reception room which is of excellent proportions and fitted with a high specification media wall with bi-folding doors opening to the rear garden and window to the side. Double doors open through to the stunning kitchen/dining room which has been fitted with a comprehensive range of base and eye level units with central island breakfast bar with roof lantern over. A door opens to a dedicated utility room which also has a door to the outside.

#### First Floor

Rising to the first floor landing the stairs also continue to the second floor and there are doors opening to a further five double bedrooms. There is a family bathroom at this level and two of the bedrooms on the first floor boast ensuite shower rooms.

#### Second Floor

Rising to the second floor landing there is a plant room to one side and a door opening the principal bedroom suite where there are several Velux windows to the side aspect and another ensuite shower room. There is ample storage into the eaves and an opening to a useful hobbies room.

#### Outside

Accessed via electric sliding Oak gates there is a good size resin bound driveway to the front which leads to the front door. A pedestrian gate to the side opens to the rear garden which boasts a Westerly facing aspect and is mainly laid to lawn with an extensive flagstone patio area to the side and rear of the property. There are a number of useful outbuildings and a timber framed cabin with bar area, sliding doors and power and light.

#### The Location

Lye Green is a highly sought after semi-rural hamlet located within the Chilterns approximately 1.8 miles north east of the popular old market town of Chesham, which is positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx 47 minutes). Nearby Chesham provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva Theatre/Cinema offers a regular programme whilst Lowndes Park includes a lake, children's playground and immediate access to the surrounding countryside, which forms part of the Chilterns Area of Outstanding Natural Beauty.

#### Transport Links

Chesham station is approximately 0.8 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

#### Education In The Area

The area is also recognised for its highly regarding schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoners Grammar Schools. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls) locally for nursery to Year 8: whilst senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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