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# Temptation comes in many forms...



Ley Hill

OFFERS IN EXCESS OF £850,000



Ley Hill

OFFERS IN EXCESS OF

£850,000

A chance to purchase a very flexible and spacious detached family home. Positioned at the head of a cul-de-sac in the sought after area of Ley Hill within easy striking distance to Chesham Grammar School the property the property measures 2818 sq ft in total with the current configuration of 4 bedrooms, 3 reception rooms and kitchen/diner with separate utility room.



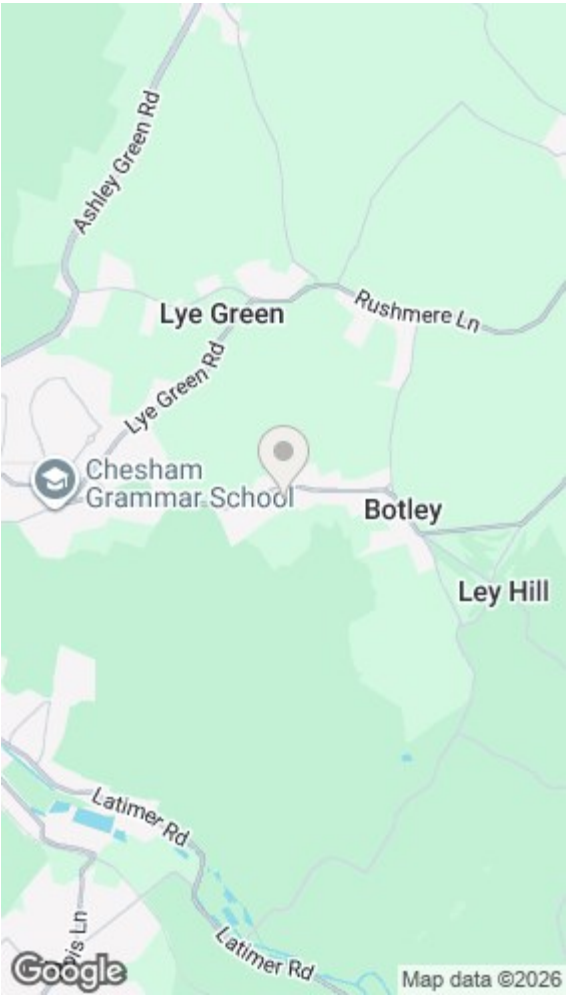
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Linington Avenue, Ley Hill, Chesham, HP5

Approximate Area = 2046 sq ft / 190 sq m  
Limited Use Area(s) = 473 sq ft / 43.9 sq m  
Garage = 299 sq ft / 27.7 sq m  
Total = 2818 sq ft / 261.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1330020



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









A rarely available detached chalet bungalow which has exceptionally versatile layout with a driveway, double garage and Southerly facing garden.



**The Property**  
Typically flexible in it's layout, the entrance hall has doors opening to the ground floor accommodation. There are two double bedrooms at ground floor level both overlooking the front of the property and well served by a ground floor bathroom which boasts a white four piece suite to include separate bath and shower cubicle. The kitchen has a dedicated dining space and is well fitted with a range of base and eye level units also benefitting from a separate utility room which has a lobby with door to the outside and a cloakroom with fitted two piece suite. The principal reception room is of excellent proportions and has a large window to the rear garden giving superb panoramic views. From here you seamlessly flow through to the conservatory which the current sellers use as a dedicated dining space. From here French doors also open out to the rear garden. A snug completes the ground floor which has stairs leading to the first floor where are further two double bedrooms are positioned, both overlooking the garden and countryside beyond. There is a second bathroom at first floor level and exceptionally large storage into the eaves spaces.

**The Outside**  
At the front of the property, a waist-height brick wall encloses a well-maintained front garden, with an opening that leads to a spacious driveway offering parking for several vehicles. The driveway extends to a detached double garage, featuring a metal up-and-over door, along with power and lighting. The rear garden is a standout feature of the home. South-facing, it benefits from ample sunlight and includes a patio area directly behind the house, ideal for outdoor seating and entertaining. Beyond the patio, the main garden is laid to lawn and bordered by mature planting, including well-established beds, hedges, and a selection of specimen trees, creating a private and picturesque setting.

**The Location**  
The house is set back from the road in the sought after village of Ley Hill, offering fields and forests to the front and back of the house in an area of outstanding natural beauty (AONB) with country walks and bridleways freely available. Botley in Ley Hill enjoys a 'village feel' with its cricket club, Golf Club and 2 pubs, it is in close proximity to Amersham, Chesham & Berkhamsted all offering mainline railway stations (central London approx. 40 minutes) with all the national supermarkets (Waitrose/Sainsburys) and retailers together with many specialist individual shops. They all have a popular market days each week together with several Coffee shops and restaurants.

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**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 sought after schools, a short walk away is Ley Hill Primary School and in the other direction is Chesham Grammer School. There is also the renowned Dr Challoners Grammar School in Amerhsam. Independent schooling is also very well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls). Nursery through to senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).

**Agents Information For Buyers**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
  3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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