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Chesham
GUIDE PRICE £1,450,000

Chesham

GUIDE PRICE

£1,450,000

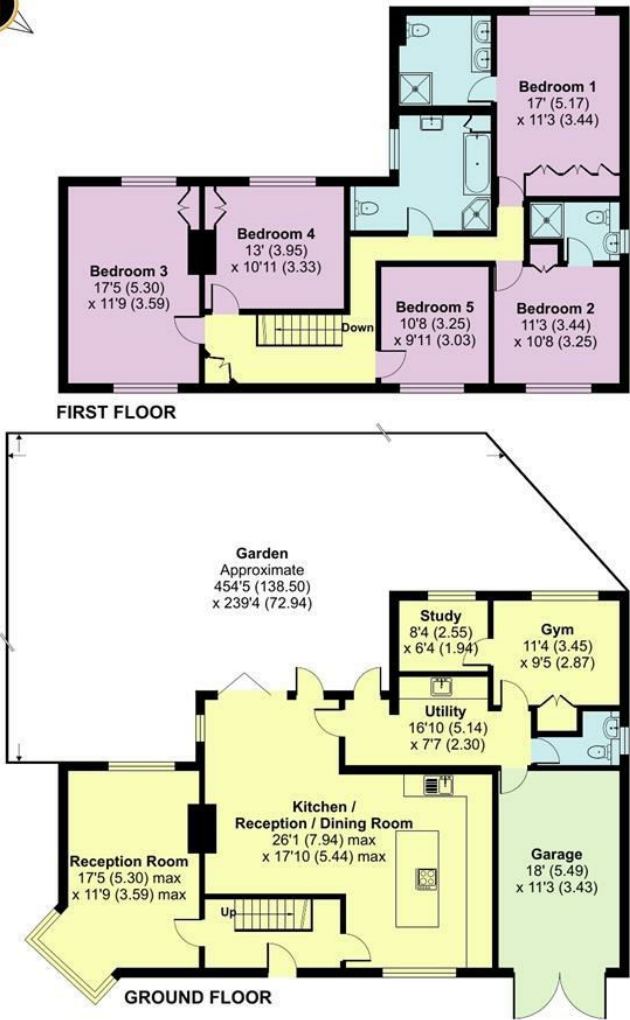
This highly versatile family home is set on a spacious, level plot of approximately two-thirds of an acre, located on a desirable road near Chesham Grammar School. Presented for sale in excellent decorative condition, the property features a large open-plan living, dining, and family room, with the potential to create a self-contained annex on the ground floor.



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Lye Green Road, Lye Green, HP5

Approximate Area = 2266 sq ft / 210.5 sq m
Garage = 193 sq ft / 18 sq m
Total = 2459 sq ft / 228.4 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). © richcom 2025. Produced for Sterling Homes. REF: 1254012.



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





Measuring in excess of 2,500 sq ft and offering excellent scope for further enlargement or development of the outbuildings.



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Ground Floor
A pretty storm porch with pitched roof leads to a solid wood front door which opens to the entrance hall where stairs rise to the first floor and doors open to the ground floor accommodation. The dedicated living room is a wonderful place to relax and is flooded with natural light by means of quadruple aspect lighting with a box window to the front and a window to the rear. The living room is also a cosy space to enjoy during the winter months with an open grate fireplace. One of the centrepieces of the property is undoubtedly the stunning open plan kitchen/dining/family room which has a window to the front and bi-folding doors opening to the rear garden. The kitchen has been fitted with a high specification German 'Häcker' kitchen comprising a range of base and eye level units, integrated appliances and central island all finished with Quartz work tops. From here a door opens to the utility room which could be used as a kitchen area should this space be converted into an annex. From here a door opens to another reception room which the current sellers use as a gym which in turn leads to a dedicated study to overlook the rear garden. A ground floor cloakroom completes the ground floor.

First Floor
The landing area of the first floor has a window to the front and doors opening to all five double bedrooms. Both the main and the second bedroom boast ensuite shower rooms while the main family bathroom is fitted with a luxuriously appointed four piece suite to include separate shower cubicle and bath. From the first floor there is ample space and scope to add a second staircase to the attic which has excellent potential to convert to further accommodation should this be required.

Outside
The front is part enclosed with fencing with an opening leading to a large gravelled driveway providing ample parking and turning space. From here double doors open to the garage which has power and light. An ample width access to the side leads to the rear garden where there is an extensive patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn. With far reaching views over neighbouring farmland there is a wooded area just beyond the rear of the garden and a number of outbuildings which could be either converted or replaced into a home office, gym or other such unit.

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 1.8 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
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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