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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...



Chartridge  
OFFERS IN EXCESS OF £1,000,000



# Chartridge

OFFERS IN EXCESS OF

£1,000,000

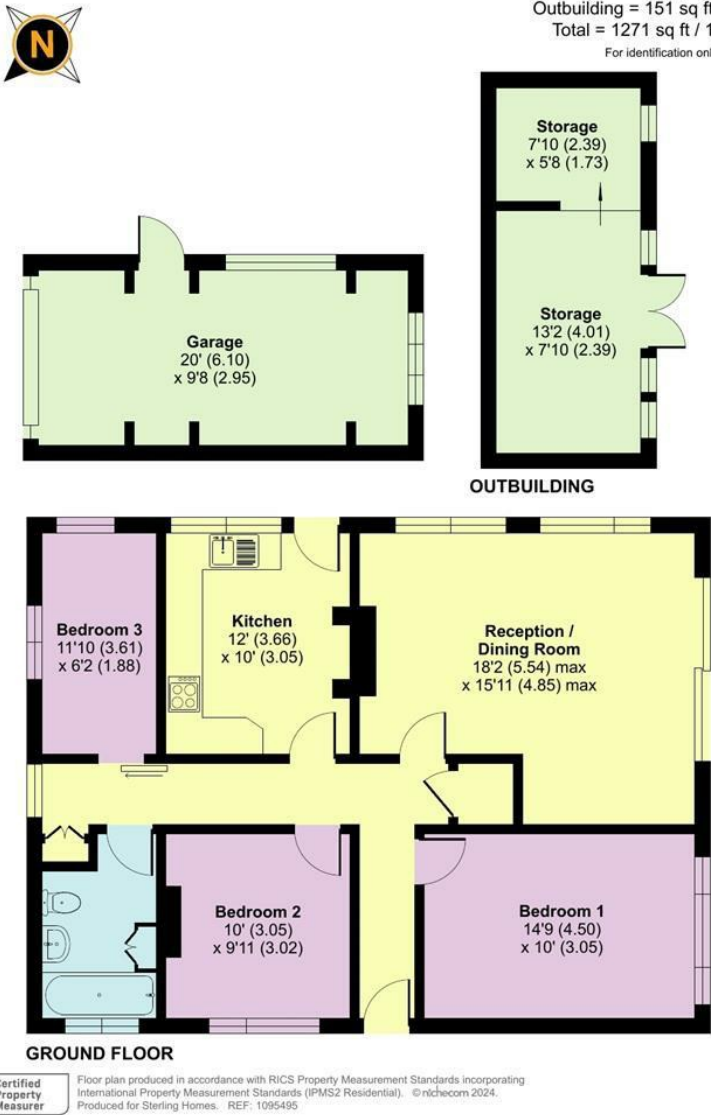
PLOT POSITION AND POTENTIAL.  
Boasting a plot in excess of 2 acres and offering some of the finest countryside views. This detached bungalow is prime for residential development as either modification and extension or potentially as a new build plot.



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## Chartridge Lane, Chesham, HP5

Approximate Area = 930 sq ft / 86.4 sq m  
Garage = 190 sq ft / 17.7 sq m  
Outbuilding = 151 sq ft / 14 sq m  
Total = 1271 sq ft / 118.1 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (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 |           |





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A rare chance to purchase a detached bungalow prime for either redevelopment of even for a replacement dwelling.



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#### The Property

The property is situated in a tucked away position beyond a private drive and benefits from generous parking, which includes a detached garage to one side. The property accommodation includes three bedrooms, a reception room, kitchen, and bathroom. The sitting room and main bedroom both enjoy a south westerly aspect and some of the most impressive views that are likely to be found in the local area. Adjacent to the rear patio is an adjacent outbuilding, which with some refurbishment, could make an impressive garden room or home office.

#### The Grounds

The grounds are a particular feature of the property and include generous lawns and numerous fruit trees, which extend to in excess of 2 acres. The grounds are a little over 350 feet wide and the depth extends to a little over 360 feet. Beyond, the property is the Pednor Loop, which is a popular route for ramblers, looking to enjoy fabulous walks and open countryside, all of which forms part of The Chilterns Area of Outstanding Natural Beauty.

#### Planning

The property is being sold with agreed planning consent to enlarge the current property significantly. The agreed planning allows for a large kitchen diner extension with vaulted ceilings which will give outstanding views over the valley. The side extension gives a large utility and downstairs WC. There is planning for a rear extension to include two further large bedrooms. The loft has permission for dormers, bedroom and bathroom. In addition a large attached games room sits to the side of the property. In total the agreed planning allows for a home of approximately 240m squared. This could easily be altered or changed (subject to planning) and would allow for a rebuild to the potential buyers ideal design. It should be noted that the property is being sold unconditional of any specific planning other than the current granted application and will not be sold on a 'subject to planning' basis.

#### The Location

Chesham is renowned for its broad range of primary and secondary schools in both the public and private sectors, including Chartridge Combined School, Chesham Preparatory School and Chesham Grammar. The town offers multiple shopping facilities and amenities with its pedestrian High Street including Waitrose and Sainsbury's. The nearby town of Amersham and Berkhamsted provide a further range of shops and boutiques. Chesham has a Metropolitan line station linking with the Chiltern line at Little Chalfont serving Baker Street and Marylebone stations respectively. Nearby Berkhamsted station offers services to London Euston. Chesham offers many facilities to suit all, including, Lowndes Park, open-air swimming pool, the Elgiva Theatre, Chartridge Golf Club. Nearby the Ashridge Estate with approximately 5,000 acres of woodland, commons and chalk downs is perfect for exploring.

#### 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. Copy of your mortgage agreement in principle.
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.

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



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