



**Apple Tree Cottage, Meadow Lane, Ballinger Road,
South Heath, Buckinghamshire, HP16 9SH**

ROBSONS
RESIDENTIAL SALES

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**A beautifully presented three double bedroom, detached family home occupying an enviable position in a private, quiet cul-de-sac in the heart of the popular village of Ballinger. The property is flooded with natural light and offers spacious and well-laid-out accommodation comprising a generous Reception Hall, Living Room, Study, 23'ft Kitchen/Breakfast Room with direct access onto the rear gardens, Utility Room, Three Double Bedrooms (master with en-suite Shower Room), Family Bathroom, Gardens, Parking for several vehicles. £160 p/a contribution for upkeep of the road.
No onward chain. Freehold. EPR: C - Council Tax Band: G**

South Heath is a Greenbelt settlement surrounded by Chiltern countryside designated as an area of Outstanding Natural Beauty. The property is conveniently located for access to Amersham (approximately 4.8 miles) and Great Missenden (approximately 1.5 miles), where the amenities include fast and frequent rail services to London, both private and local authority schools, shopping facilities and many recreational pursuits.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: property@robsonsbucks.com



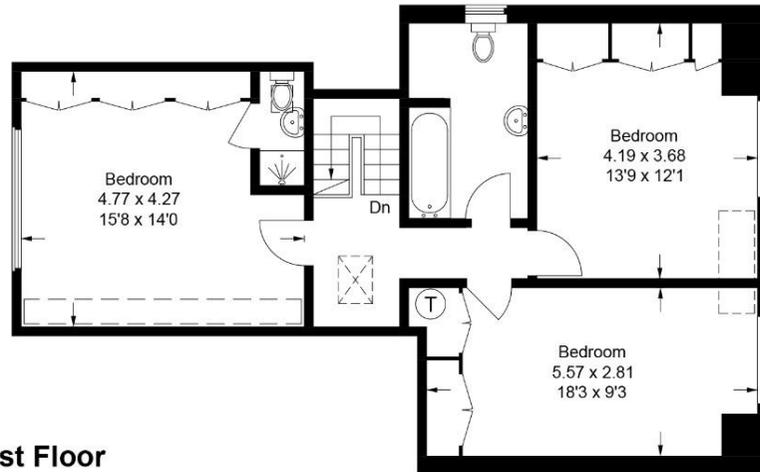
Directions: From our Amersham office proceed up Hill Avenue to the mini-roundabout and continue straight on. At the next roundabout by the Boot & Slipper Pub continue straight on and at the next roundabout turn left into Copperkins Lane. Follow the road to the T-junction and turn left into Weedon Hill and follow the road through the village of Hyde Heath to the T-junction with the B485. Turn left signposted Gt Missenden and then take the first right signposted South Heath onto Kings Lane. Follow the road to the crossroads and turn right onto Ballinger Road and then right into Meadow Lane.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

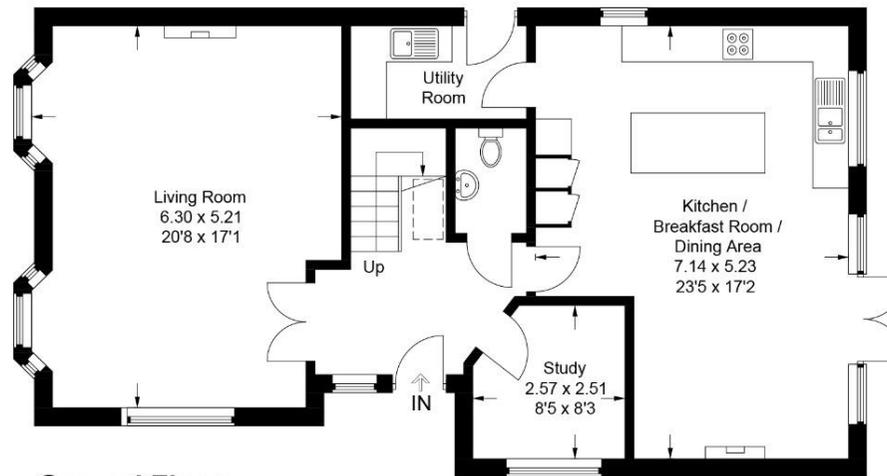
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Approximate Gross Internal Area
Ground Floor = 90.0 sq m / 969 sq ft
First Floor = 68.3 sq m / 735 sq ft
Total = 158.3 sq m / 1,704 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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