



**Appletree Cottage, 13 The Woodlands,
Chesham Bois, Buckinghamshire, HP6 5LD**

ROBSONS
RESIDENTIAL SALES

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A well-presented and recently redecorated 3-bedroom character property with south-westerly facing rear garden, peacefully situated along a private, no through road, only 0.4 miles from local conveniences, including village store and award-winning butcher. In summary, accommodation includes a living room and dining room (both featuring exposed floorboards); conservatory; kitchen; cloakroom; 3 bedrooms (one with a 12' high ceiling and the possibility to create a small mezzanine); bathroom.

To the front is a parking and landscaped area, whilst to the rear is a mature garden and detached brick-built studio with electricity (ideal home office). Please note - Appletree Cottage has been the subject of previously approved plans (expired) for a single-storey front porch/utility room extension, part single and part two-storey rear extension, 2 front and 2 rear roof lights and alterations to front driveway (PL/19/4466/FA). No onward chain. Freehold - EPR: D - Council Tax Band: F

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London are located only approx. 1.1 mile walk from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls), Chesham Grammar School and Amersham School. Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles.



Viewing by appointment only
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Directions: From our Amersham office, proceed up Hill Avenue to the roundabout and continue straight on to A416. At the next roundabout by the Boot & Slipper Public House, continue straight. At the next roundabout, continue straight, signposted Chesham. Take first right onto North Road and first left onto Long Park. Follow the road round to the right and The Woodlands can be found on your left.

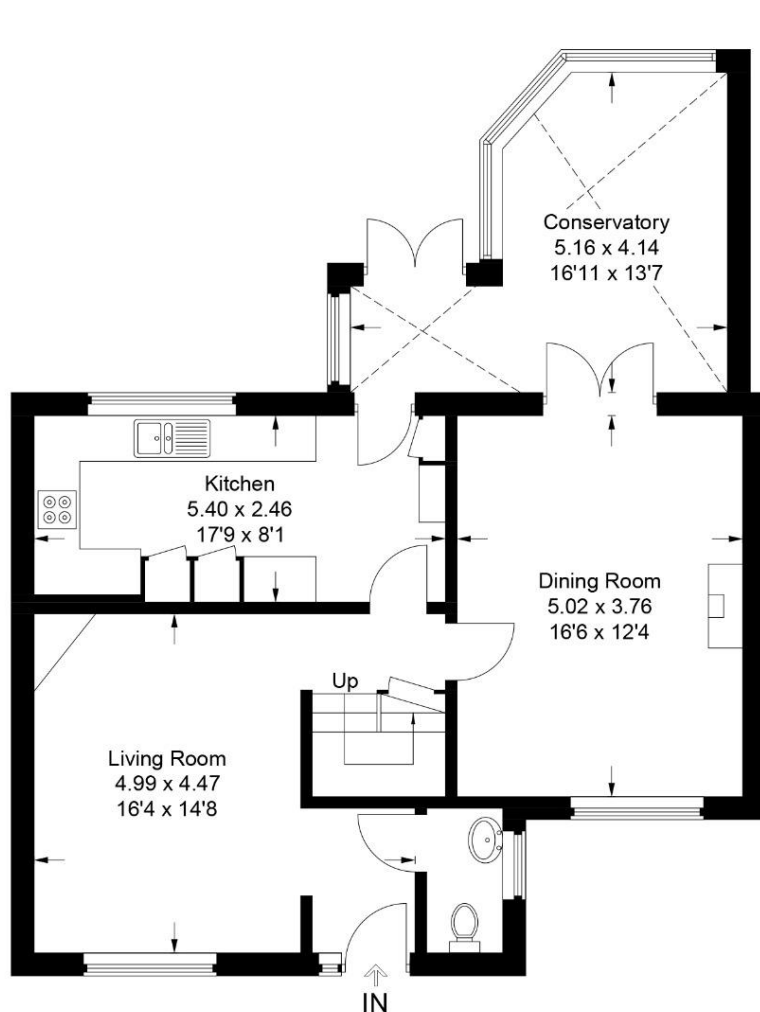
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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.

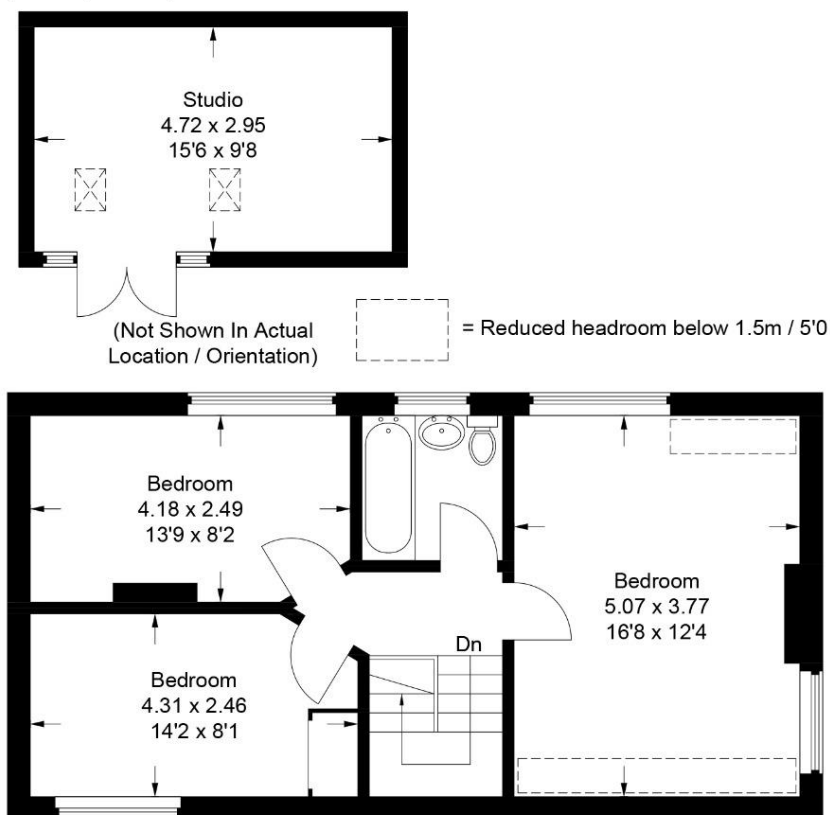
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Approximate Gross Internal Area
 Ground Floor = 75.7 sq m / 815 sq ft
 First Floor = 50.5 sq m / 543 sq ft
 Studio = 13.9 sq m / 150 sq ft
 Total = 140.1 sq m / 1,508 sq ft



Ground Floor



First 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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