



Hollybank, 36 Botley Road, Chesham,
Buckinghamshire, HP5 1XG

ROBSONS
RESIDENTIAL SALES

Hollybank, 36 Botley Road, Chesham, Buckinghamshire, HP5 1XG

Hollybank is a delightful 6-bedroom detached family home, in need of some repair and modernisation. It occupies an enviable semi-rural position less than 1 mile from Chesham railway station. Situated on a generous plot of approximately 0.75 acres, the property offers a wealth of character and charm and still retains many wonderful period features. The accommodation extends over three floors and comprises reception hall, sitting room, dining room, family room, conservatory, kitchen/breakfast room, spacious utility room, ground floor shower room, separate W.C., six bedrooms (five on the first floor and one the second floor) and a further family bathroom. Outside there are mature gardens, swimming pool (in need of refurbishment), a standalone double garage with workshop attached and parking for a number of vehicles.

Freehold - EPR: F - Council Tax Band: G

Chesham is a popular old market town within the Chilterns and positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The area is recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoner's Grammar Schools 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 and Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only

via

Robsons Estate Agents

1 White Hill Court

Chesham

Buckinghamshire

HP5 3EA

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From Chesham town centre proceed up White Hill. At the top of the hill, at the roundabout, take the third exit onto Botley Road. Hollybank can be found a little way along on the right hand side.

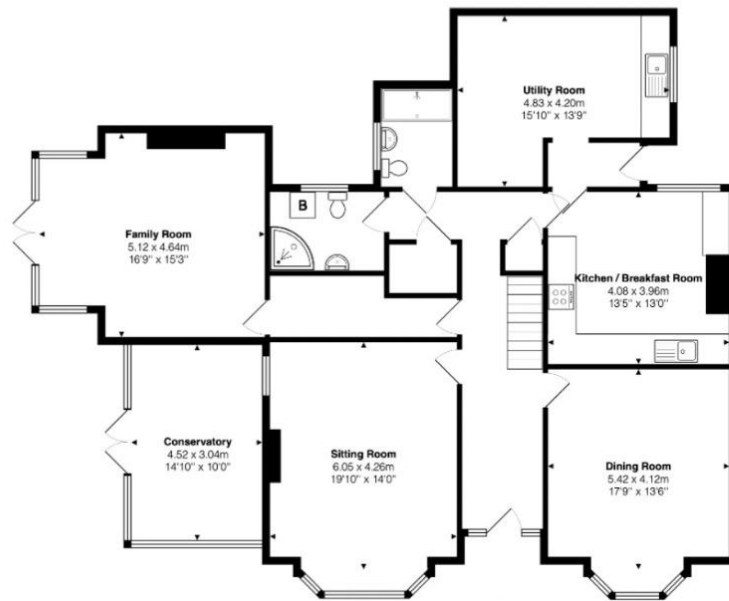
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

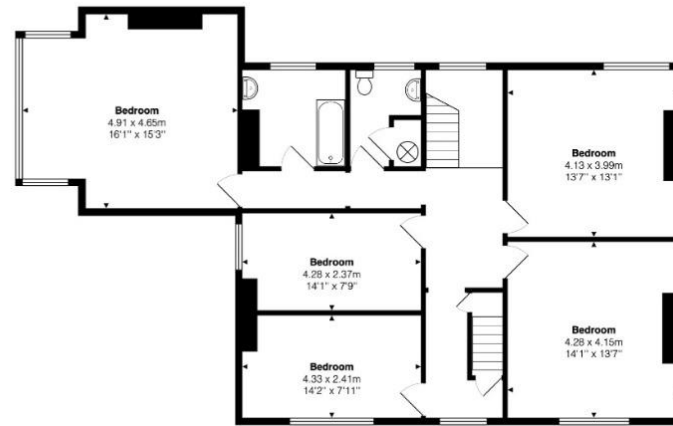
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Approx. Gross Area
334 sq m – 3591 sq ft



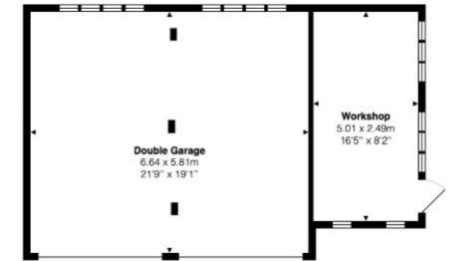
Approx. Floor
Area 1598 Sq.Ft.
(149 Sq.M)

Ground Floor

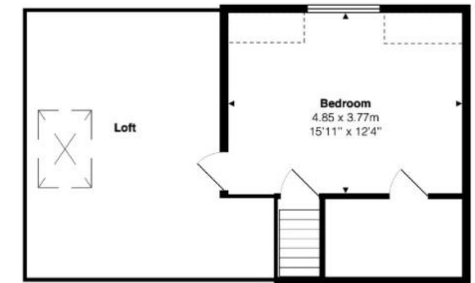


Approx. Floor
Area 1175 Sq.Ft.
(109 Sq.M)

First Floor



Approx. Floor
Area 553 Sq.Ft.
(51 Sq.M)



Approx. Floor
Area 265 Sq.Ft.
(25 Sq.M)

Second Floor

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

