



Homefield, North Road, Chesham Bois,  
Buckinghamshire, HP6 5NA

**ROBSONS**  
RESIDENTIAL SALES

# Homefield, North Road, Chesham Bois, Buckinghamshire, HP6 5NA

**An exceptionally rare opportunity to purchase a detached house of immense character situated in this highly regarded and sought-after road, sitting amongst high-calibre homes. Homefield is a most attractive four bedroom home offering lovely opportunities for modernisation and potential enlargement, subject to the usual consents. The property is to be sold with the benefit of no onward chain.**

**Freehold - EPR: E - Council Tax Band: G**

Set in the picturesque Chilterns, Chesham Bois is a small, attractive Buckinghamshire village interconnected with Amersham, a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London – 0.6 miles from the property) and easy access to the surrounding countryside. There are two distinct areas to Amersham: 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. Nearby Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups.



Viewing by appointment only

via

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Directions: From our offices proceed up Hill Avenue turning right at the mini roundabout into Sycamore Road. Proceed through the rest of the shops going straight over the next two mini roundabouts onto Bois Lane which leads into Chesham Bois Village. North Road is the left hand turning just after the War Memorial in the centre of Chesham Bois Village.

Homefield can be found very promptly 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.

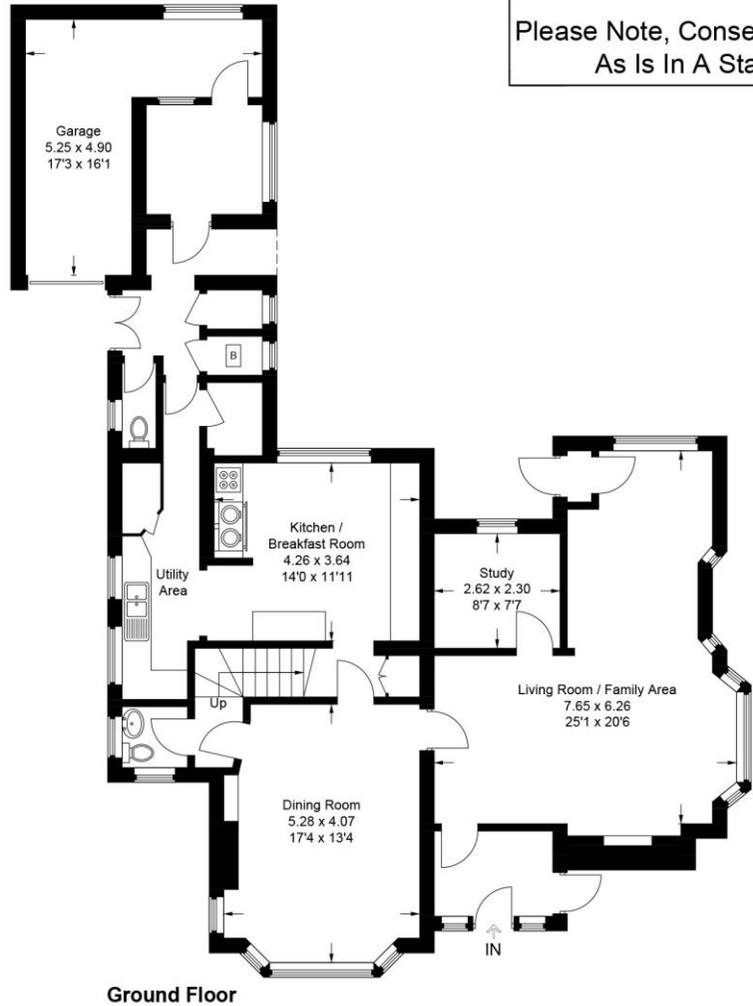
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

\* 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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Approximate Gross Internal Area  
Ground Floor = 105.3 sq m / 1,133 sq ft  
First Floor = 82.4 sq m / 887 sq ft  
Outbuildings = 25.7 sq m / 277 sq ft  
Total = 213.4 sq m / 2,297 sq ft

Please Note, Conservatory Not Illustrated  
As Is In A State Of Disrepair



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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