



**Homefield, Brays Close, Hyde Heath,
Amersham, Buckinghamshire, HP6 5RZ**

ROBSONS
RESIDENTIAL SALES

Homefield, Brays Close, Hyde Heath, Amersham, Buckinghamshire, HP6 5RZ

A spacious & versatile 4-bedroom detached property located at the end of a peaceful, private cul de sac in an idyllic semi-rural location, complete with a lovely third acre plot. Features of note include a welcoming reception hall with part gallery landing, 3 reception rooms, kitchen with adjoining breakfast room, 4-bedrooms, 2 bathrooms (one on the ground floor), 90ft south facing rear garden overlooking farmland, integral single garage and a large driveway with plenty of parking. Homefield is only a short walk to the village shop, school & pub and within 3 miles of the amenities and stations of Amersham, Chesham and Great Missenden. Private road monthly contribution - £30.

Freehold - EPR: E - Council Tax Band: G

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School as well as many recreational pursuits. Amersham, Chesham & Great Missenden train stations are within 3 miles from the property



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

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Directions: From our Amersham office, proceed up Hill Avenue to the mini roundabout. Continue straight over onto Chesham Road and at the next mini roundabout by The Boot & Slipper, continue straight on. At the next roundabout, turn left onto Copperkins Lane and follow the road to the T-junction, turning left onto Weedon Lane. Follow Weedon Lane into the village of Hyde Heath and then turn left at the Village Hall onto Brays Lane. Continue along Brays Lane and Brays Close can be found on your right-hand side. Upon entering Brays Close, continue straight and Homefield is the last house on the left.

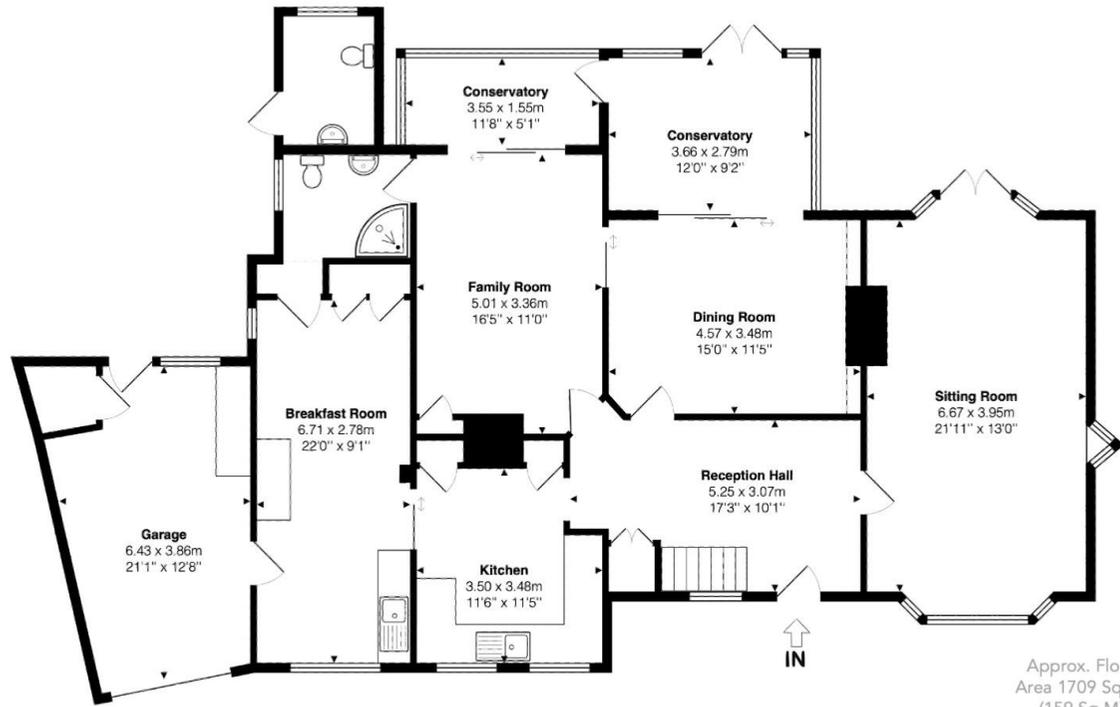
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

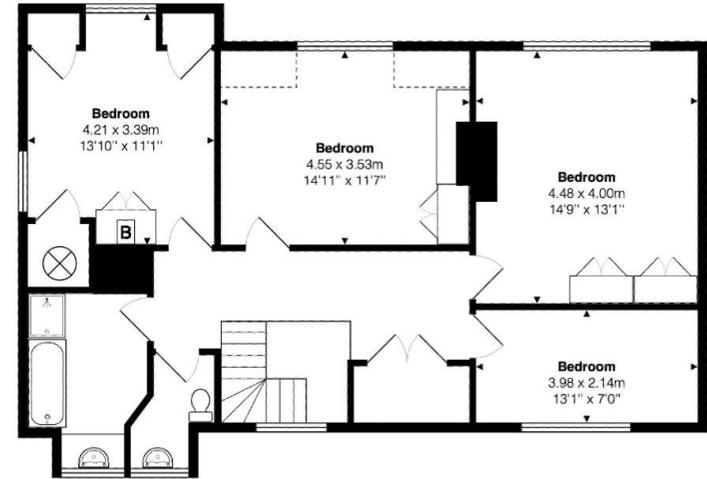
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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
244 sq m – 2623 sq ft



Approx. Floor Area
1709 Sq.Ft.
(159 Sq.M)



Approx. Floor Area
914 Sq.Ft.
(85 Sq.M)

Ground Floor

First 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.

