

**Ardwell, 76 Bois Lane, Chesham Bois,  
Amersham, Buckinghamshire, HP6 6BZ**



**ROBSONS**  
RESIDENTIAL SALES



# Ardwell, 76 Bois Lane, Chesham Bois, Amersham, Buckinghamshire, HP6 6BZ

**A superb opportunity to purchase a five-bedroom period house situated in the heart of Chesham Bois Village within easy reach of highly regarded and sought-after schooling as well as the station and extensive amenities of Amersham on the Hill. Ardwell offers excellent flexible family accommodation with three independent reception rooms along with a large 30ft family kitchen/breakfast room, generous parking and a garage.**

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

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 mile 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**  
via

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**Directions: From our office proceed up Hill Avenue turning right into Sycamore Road, proceed past the shops and go over the two mini-roundabouts onto Bois Lane and into Chesham Bois village. Proceed past the War Memorial on the left-hand side and the shops on the right-hand side and the property can be found on the right hand side on the corner of the turning into Woodside Avenue.**

\* 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

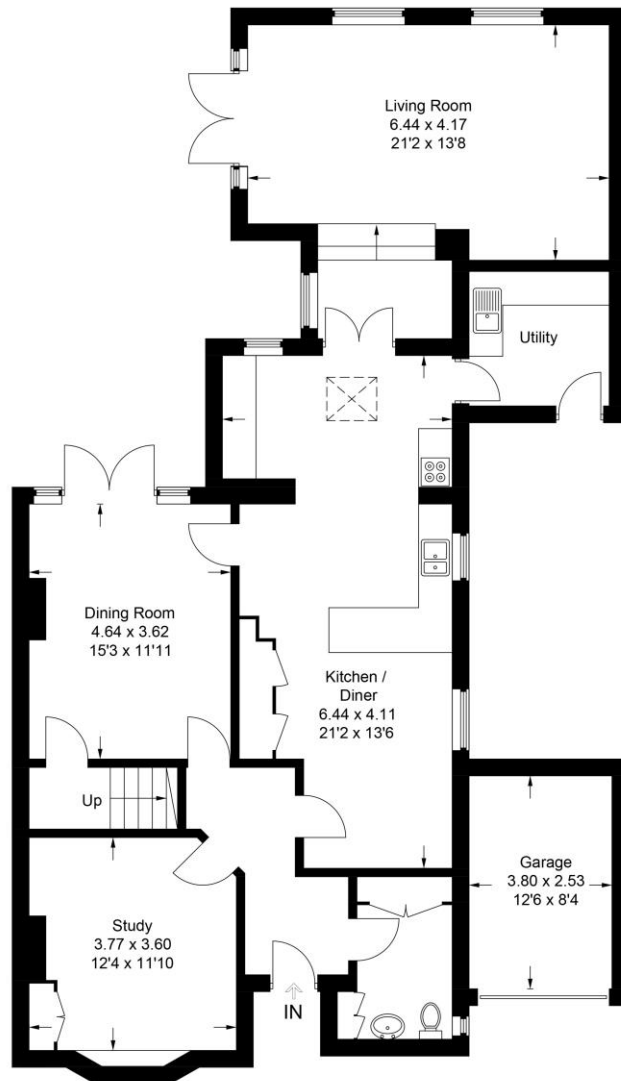
Ground Floor = 120.0 sq m / 1,292 sq ft

First Floor = 69.7 sq m / 750 sq ft

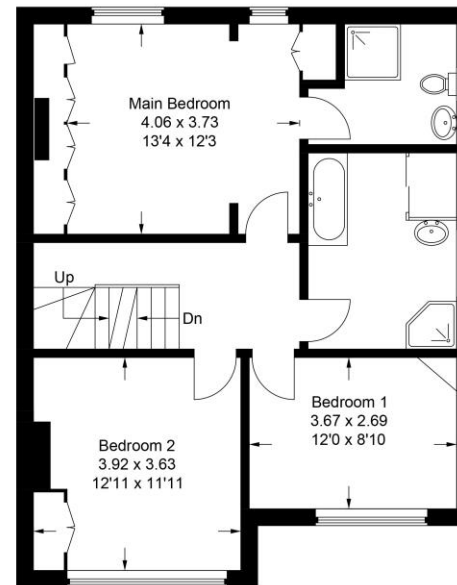
Second Floor = 47.6 sq m / 512 sq ft (Including Loft store)

Garage = 9.7 sq m / 104 sq ft

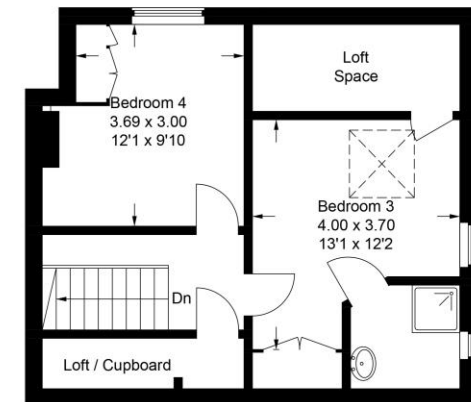
Total = 247.0 sq m / 2,658 sq ft



Ground Floor



First Floor



Second 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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