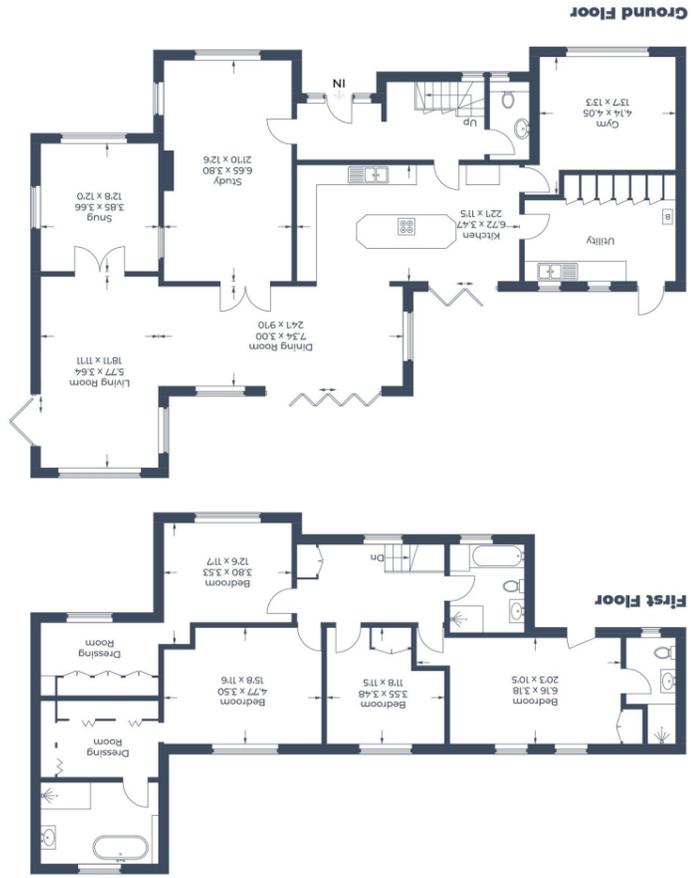


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Approximate Gross Internal Area = 264.7 sq m / 2,849 sq ft



Energy Efficiency Rating	
Current	Potential
G	75
79	

England, Scotland & Wales
 EPC 2008/1/EC
 Not energy efficient - higher running costs
 Very energy efficient - lower running costs



4 The Limes | Chesham Bois | Buckinghamshire | HP6 5NW

£1,650,000

Stunning detached family home, beautifully extended and enhanced | Light-filled, contemporary interiors with versatile living spaces | Exceptional open-plan kitchen, dining & living area with central island breakfast bar | Bi-fold doors to raised balcony & al fresco dining area, perfect for entertaining | Triple-aspect split-level dining/family room with cosy snug/TV room | Stylish home office/formal dining room with extensive fitted storage | Four spacious double bedrooms, including a principal suite with dressing room & en-suite | Generous south-facing plot with beautifully landscaped gardens and mature trees | Elevated terrace with wrought iron balustrade overlooking the garden and lower-level dining area

JOHN NASH & CO.



A beautifully extended and impeccably presented detached family home, tucked away within a quiet and highly sought-after cul-de-sac. This exceptional property offers generous and versatile accommodation, contemporary styling throughout, and outstanding living spaces designed to maximise light, space, and garden views.

The House - ground floor

The light and airy hallway leads through double oak doors with glazed panels, allowing natural light to flood into an excellent-sized room currently used as a home office, fitted with two executive desks and extensive storage and shelving. This versatile space could alternatively be utilised as a formal living room or dining room if required.



Ground floor living

Further along the hallway is an impressive open-plan kitchen, dining and living area, complemented by an additional family room, creating a superb hub for modern family living. The contemporary kitchen features an extensive range of wall, base and larder cupboards with worktops over, along with a matching central island breakfast bar with a convector hob. It is well equipped with two ovens and a full range of integrated appliances.

Bi-fold doors open onto a balcony, providing a wonderful raised al fresco dining area overlooking the picturesque rear garden. Off the kitchen is a spacious utility room with cupboards, a sink, and plumbing for a washing machine and tumble dryer.

The kitchen flows into a triple-aspect, split-level dining area with steps down to the family room and double doors leading to a cosy snug/TV room. Additional bi-fold doors open onto the balcony.

Also on the ground floor are a cloakroom and the former garage, now converted into a practical home gym.



To The Upstairs

To the first floor, the principal bedroom is generously proportioned and benefits from a well-appointed dressing room with an abundance of fitted wardrobes and drawers, leading through to a stylish and contemporary en-suite shower room. The second double bedroom is also complemented by a walk-in dressing room, while the third bedroom benefits from its own en-suite shower room. There is a further double bedroom, along with a modern family bathroom featuring both a bath and a separate shower. The loft is boarded and has power and light.

The Garden

Externally, the property occupies a wide plot and enjoys a desirable southerly aspect. The landscaped gardens are well screened by mature trees, offering a high degree of privacy. To the rear is a raised terrace with wrought iron balustrade, providing an elevated viewpoint over the attractive lawned garden, along with an additional lower-level dining area—ideal for making the most of the sunny position.

The Frontage

This attractive house is reached via a block paved driveway with ample parking for several cars.

LOCATION

Ideally set in the picturesque Chiltern Hills, The Limes is a wonderful cul de sac of just four detached homes within walking distance of the parade of shops in Chesham Bois and close to the amenities of Amersham on the Hill, which offers a wide variety of shops and restaurants as well as the Amersham Train Station for access to the Chiltern Line and Metropolitan Line. Motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Education is well catered for with schools for all ages and Dr Challoner's Boys Grammar School within close proximity. Dr Challoner's Girls High School is at Little Chalfont and private schools are also easily accessible including The Beacon School (Mixed) and Heatherton Girls Prep School.

Council Tax Band G - £3934.25 for year 25/26

