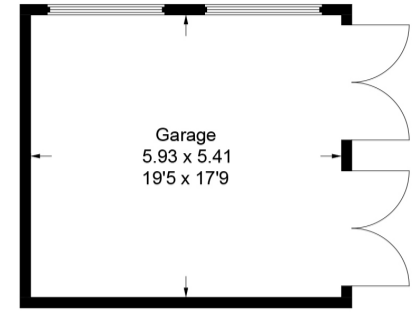
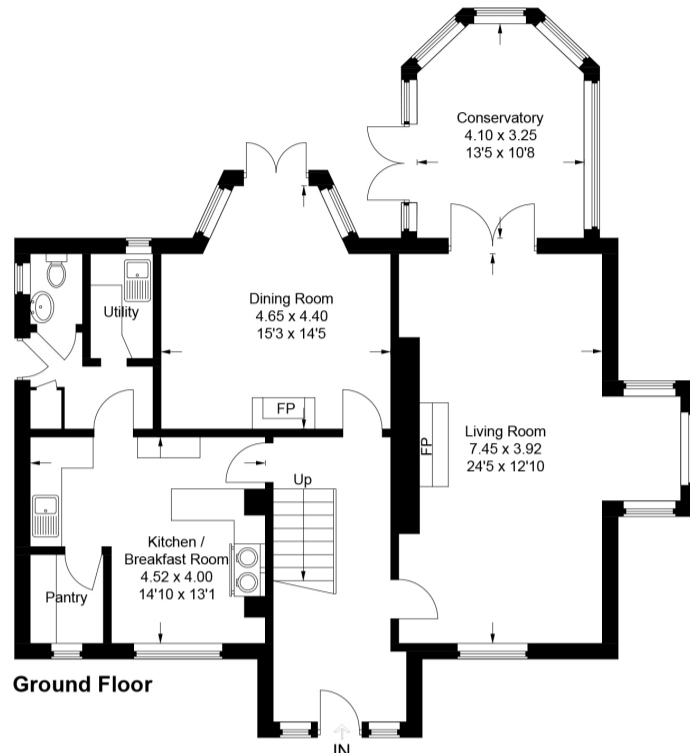
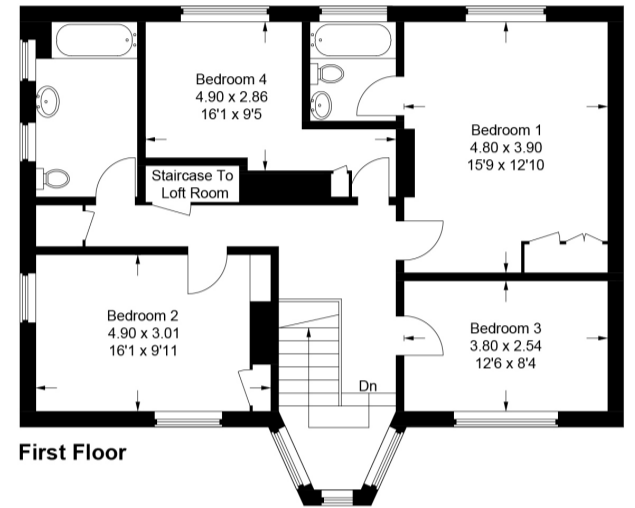


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

Approximate Gross Internal Area
 Ground Floor = 105.0 sq m / 1,130 sq ft
 First Floor = 83.9 sq m / 903 sq ft
 Garage = 32.1 sq m / 345 sq ft
 Total = 221.0 sq m / 2,378 sq ft



(Not Shown In Actual Location / Orientation)



England, Scotland & Wales	
Energy Efficiency Rating	Current Potential
Very energy efficient - lower running costs	(82+)
A	(61-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	
57	66

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.
 © CJ Property Marketing Ltd Produced for John Nash



42 Stubbs Wood | Chesham Bois | Amersham | Buckinghamshire | HP6 6EX

£1,450,000

JOHN NASH & CO.

Impressive Four Bedroom Family Home | Two Reception Rooms and a Conservatory | Ample Parking plus Garage | Mature Corner Plot with South Facing Rear Garden | Set in Pleasant Tree Lined Private No Through Road | Potential to Extend Subject to Planning Permission



42 Stubbs Wood is nicely set within a generous corner plot on this quiet and popular, tree lined mature private road on the edge of Chesham Bois. This is an impressive home, built in 1926, and which our present owners have enjoyed living in for the past 34 years. The house offers much character and charm whilst being spacious and beautifully maintained and updated over the years.

Through a pretty wrought iron gate and following the path, you will come to a grand oak front door and into a welcoming entrance hall and onto the heart of the home with two reception rooms, a conservatory and a kitchen/breakfast room with a handy walk in pantry room and extra utility room. The master bedroom has an ensuite bathroom, there are three further good size bedrooms, a family bathroom and stairs from the landing lead to a useful loft room space. Family and friends can enjoy and be entertained in the beautiful south facing corner plot gardens with mature and abundant floral displays and well tended landscaping.

There is potential to extend the property subject to necessary planning permissions but there is lapsed planning permission for a double garage with bedroom in roof space and a first floor link to dwelling dated 17th August 2005.

The Accommodation Consists of:

- Entrance Hall
- Living Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Walk-In Pantry
- Utility Room
- Cloakroom
- Four Bedrooms
- Ensuite Bathroom
- Family Bathroom
- Loft Room
- Separate Garage



Situation

42 Stubbs Wood is ideally set in the picturesque Chiltern Hills and is situated on a pretty, tree lined road within walking distance of both the little parade of shops in Chesham Bois and close to the amenities of Amersham on the Hill, which offers a wide variety of shops, restaurants and coffee shops 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 Boys School and Heatherton House School.

Tenure: Freehold

Services: All Mains Services

Council Tax: Band G £3,094.65 2023/2024 Rates

Please Note:

Stubbs Wood is a private road owned by the residents with a £300 per annum maintenance road charge.

