



Church Street

Old Chesham | Buckinghamshire

STOP

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Queen Anne House is a double fronted Grade II Listed semi-detached house situated in Chesham Old Town with picturesque views to the rear of Lowndes Park. The property has recently undergone a full, yet sympathetic, programme of modernisation and restoration to the highest of standards, carefully curated to balance the historic character of the building with modern and luxurious amenities.

Built in 1730 this historic property has only had four owners, having originally formed part of the Lowndes family estate before conversion to a public house, an antiques shop and now a family home. The property retains many original features and has a charming private walled rear garden with access to Lowndes Park, a 36 acre public park in the heart of Chesham leading to the Pednor Valley and Chiltern Hills beyond.

The property includes a double garage accessed from Bury Lane and is a 5 minute walk to Chesham Underground Station which offers a direct fast service into central London. Planning permission has been granted for a modern glass extension on the rear of the property and the extensive loft is ideal for conversion. Viewing is highly recommended to appreciate this beautiful home.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Situated within the heart of the Old Town conservation area, amongst a picturesque street of period houses and buildings, it is only a short distance into the centre of Chesham with its pedestrianised High Street. The High Street features numerous individual shops and coffee shops alongside Waitrose & Sainsbury's. Chesham also has a variety of attractions including a theatre, leisure centre and open-air heated swimming pool.



The area offers an excellent range of schools including Chesham Grammar School, Chesham Preparatory School, Dr Challoner's Boys Grammar School in nearby Amersham, and the Chiltern Hills Academy.



The Metropolitan Line station offer fast and frequent services into the City and the West End of London.



The M25 and M40 motorway and A41 road networks are also easily accessible from the property.

ACCOMMODATION

- Living Room
- Snug Lounge
- Hallway
- Downstairs WC
- Utility Room
- Kitchen / Diner
- Landing
- Family Bathroom
- Principle Bedroom with En-suite
- Three further Bedrooms
- Large loft with easy second floor access
- Double Garage
- Brick built Outhouses
- Gross Internal Area – Approx. Sq. Ft. 2,702 (See floorplan)

FEATURES

- Beautiful Georgian double fronted semi-detached house
- Grade II listed and sympathetically renovated to an exceptional standard
- Bespoke fitted triple aspect shaker kitchen/diner with modern appliances
- Bespoke Utility Room and Downstairs WC
- Living Room with log burner and Snug
- Four bedrooms and spacious loft area
- Newly fitted bathroom and en-suite
- Private walled rear garden
- Double garage and outbuildings
- Planning permission for glass block extension and larger garage space

SPECIFICATION

- Period Features Throughout
- Herringbone Oak, Amtico and Fired Earth Flooring
- Fully integrated Miele Cooking Appliances
- Large Scale Bespoke Cabinetry Throughout
- Premium bathrooms and WC
- Fully Restored to a high specification, using traditional methods
- Monitored Alarm System
- New Part – Double Glazed Windows by Crittall
- Use of Farrow and Ball heritage paints throughout
- Landscaped Walled Rear Garden
- Bespoke Historic Commissioned Elements by Current Owners





TO THE GROUND FLOOR

Living Room with handmade oak front door, coir doormat, original wall panelling and exposed beams to ceiling, full width fireplace with large Inglenook Oak surround, shelving, Chesneys log burner and black slate hearth. New Herringbone oak parquet flooring, wall lights, radiator, alarm panel, replacement double glazed heritage Crittall window to front aspect. Feature archways to;

Snug with continuation of wall panelling, double aspect with double glazed heritage Crittall windows to front and side aspects, wall lights, carpet, historic feature built-in glass display cabinet.

Inner Hallway / boot room area with original oak parquet flooring, exposed beams to ceiling, Radiator Company column radiator bench seat, bespoke panelling with coat hooks, understairs storage cupboard, Fired Earth tiled steps to door with access to rear garden, inset LED ceiling spotlights, Hive central heating control, additional alarm panel, oak steps to kitchen and staircase to first floor landing. Door to:-

Downstairs WC with ceramic sink with chrome mixer tap and drawer under, rimless wall-hung toilet, feature bespoke Radiator Company column radiator, Porcelanosa wall tiles and Fired Earth tiling with Lefroy Brooks accessories, glazed window to rear aspect.

Utility Room with new bespoke cabinets, Villeroy & Boch butler sink with Grohe chrome mixer tap and integrated spray, part tiled walls in Fired Earth metro tiles, Amtico flooring, space for washing machine, space for tumble dryer, Worcester Bosch central heating boiler, hot water pressurised cylinder, original beams to ceiling, inset LED spotlights, leaded light Crittall windows to side aspect.







Kitchen / Diner is a triple aspect room with feature Crittall leaded light windows to both sides and Crittall French doors to the garden. Fully fitted with a range of new bespoke shaker style cabinetry and CRL Stone worktops with integrated Villeroy & Boch sink and drainer with Quooker tap, integrated appliances include Miele induction hob and Miele stainless steel cooker hood with bespoke antique mirrored splashback, Miele oven, Miele combination oven/microwave, Neff fully integrated dishwasher, Samsung American-style double fridge/freezer with filtered water and ice dispenser. Water softener and designated recycling drawer. Exposed beams, bespoke integrated walnut shelving, continuation of Amtico flooring, inset LED ceiling spotlights, Radiator Company column radiator. Dining area with views of the gardens.

Wood panelled staircase with carpet to first floor landing, continuation of carpet to all bedrooms, two column radiator, door to loft.



TO THE FIRST FLOOR:

The Principle Bedroom is triple aspect with a mix of new double and single glazed leaded light windows and views towards Lowndes Park, two column radiators, bespoke built-in wardrobes with shelving, inset LED ceiling spotlights, doors to balcony with steps down and direct access to the garden.

En-Suite Shower Room, newly fitted with white suite, composite sink with Grohe chrome mixer tap, rimless wall-hung toilet, shower cubicle with Hansgrohe chrome overhead shower and Grohe shower attachment / mixer, niche and plinths with LED lighting on an automatic night time sensor, Porcelanosa tiles, contemporary radiator with towel hangers, LED heated mirror, inset LED ceiling spotlights, Lefroy Brooks accessories, new double glazed leaded light window to rear aspect and continuation of Amtico flooring.

Bedroom Two with traditional wooden panelling and beams to ceiling, replacement double glazed heritage Crittall window to front aspect, built-in wardrobes, column radiator.



Bedroom Three with beams to ceiling, double and single built-in cupboards, replacement double glazed heritage Crittall window to front aspect, column radiator.

Bedroom Four with leaded light window to side aspect, column radiator.

New luxury Family Bathroom with shower cubicle featuring Grohe waterfall shower and shower attachment, contemporary freestanding bath with floor standing taps, rimless wall-hung toilet, ceramic sink with Grohe mixer tap and vanity storage drawers under, contemporary radiator and towel rail, Porcelanosa tiles, Amtico flooring, niche and plinths with LED lighting on an automatic night time sensor, Crittall window to rear aspect.

TO THE SECOND FLOOR:

Attic space with door from landing and attractive restored staircase. Boarded and insulated with windows to front and rear with scope to create a spacious additional bedroom and ensuite subject to planning consents.





EXTERNALLY

Walled mature rear garden with automatic outside lighting, mainly laid to lawn with many mature plants, flowers and shrubs including a variety of climbing Roses, brick built bird bath, new bespoke built-in bin storage, brick built log storage shed and large patio area perfect for entertaining.

Path and gate with side access to Bury Lane leading to Lowndes Park. Rear access to double garage.

Brick built double garage with power and light, electric up and over door.







Church Street, Chesham, Buckinghamshire, HP5 1HY

Approx. Gross Internal Area

251 Sq M – 2702 Sq Ft



Council Tax: Chiltern District Council - Band G - £3,513.49 (For the period 2022-2023)

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These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

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