



Amersham Road

Chesham Bois, Amersham, HP6

binks
estate agent

{The Particulars

Amersham Road
Chesham Bois, Amersham, HP6

Guide Price: £1,950,000
Freehold

 **5 Bedrooms**
 **3 Bathrooms**
 **7 Receptions**

Features

- Desirable Arts and Crafts style detached family house, • Spacious reception hall and galleried landing, • Family living/dining room with atrium and garden access, • Fully fitted kitchen/breakfast room, utility area and utility room, • Dining room with bay window and study, • Formal drawing room and gym/bar room with outdoor access,

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The Property

Little Crossways is a stunning Arts and Crafts Style detached family home in a sought after, highly regarded Chesham Bois location. Built in 1959 and rarely available the property has been lovingly maintained by the current owners and offers well proportioned, flexible accommodation.

The house is approached by a large carriage driveway, providing ample parking and access to the double garage. There is a substantial plot which provides mature gardens to both the front and rear.

The ground floor comprises of a spacious reception hall with parquet flooring and galleried landing above. The hall provides access to the formal drawing room with feature fireplace, separate dining room with bay window and study area, kitchen/breakfast room, utility and cloakroom. There is an impressive family living/dining room with atrium and access to the garden.

On the first floor is the principal bedroom suite with fitted wardrobes and includes an en-suite bathroom and separate anteroom. This floor also includes three further bedrooms, each with stunning views across the garden.

The annexe is located on the first floor and can be accessed privately, it includes a living area, kitchenette, bathroom and separate bedroom ideal for older children or relatives.

The landscaped rear garden is perfect for entertaining with a large patio area and vegetable plot. There is also a gym/bar area which is accessed from the house but opens onto the garden which is ideal for parties or family gatherings. The mature plot is well maintained by the current owners and would appeal to families looking for a unique home in a sought-after position.

Location:

Chesham Bois is a pretty village with its own Common, adjacent to Amersham-on-the-Hill. The local town of Amersham is a popular location, in the Chilterns, with a vibrant high street that benefits from a mix of well-known brands and independent retailers. In addition to the usual amenities such as a doctor's surgery, dentist and library, there is also a new leisure centre complex.

Chesham Bois and Amersham are well known and sought after for its excellent schooling in both the public and private sector. In particular, Dr Challoners Grammar School for Boys, with Dr Challoners High School for girls in nearby Little Chalfont.

The Metropolitan/Chiltern Line station offers frequent and fast services into central London and the M25 and M40 junctions are only a few miles distant, providing easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

Council Tax: Band G - £3,934.25 for the period 2025-2026

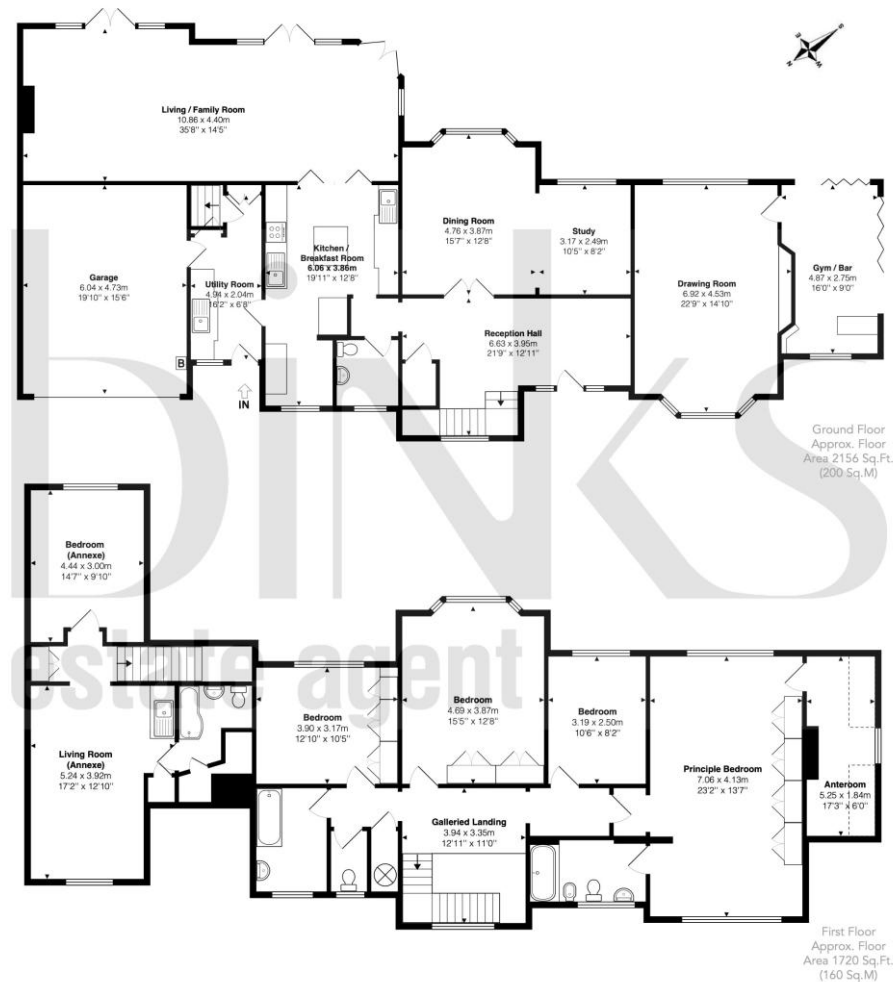
EPC Rating: D | 62

{ Beautiful, well proportioned, detached family home in a highly desirable location. Built in an Arts and Crafts style in 1959 the house occupies a substantial plot. This four bedroom property has spacious, flexible family

Amersham Road, Chesham Bois, Buckinghamshire, HP6 5PE

Approx. Gross Internal Area

360 Sq M – 3876 Sq Ft



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. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

