



Church Street

Old Chesham, Buckinghamshire, HP5

binks
estate agent

{ The Particulars

Church Street
Old Chesham, Buckinghamshire, HP5

Guide Price: £284,950
Freehold

 **1 Bedrooms**
 **1 Bathrooms**
 **1 Receptions**

Features

- Character Cottage
- Desirable Old Chesham location
- Double Bedroom with built-in wardrobes
- Living Room
- Kitchen and Utility area
- Bathroom
- Close to local amenities
- Shared courtyard garden
- Freehold
- EPC: D

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The Property

Characterful one bedroom cottage blending classic charm with modern amenities, tucked in a popular Old Chesham location with convenient access to local amenities.

Cosy sitting room with a beautifully crafted fireplace recess with a tiled and brick hearth serves as the room's focal point, ideal for adding your own personal touch. A double-glazed window provides a warm view to the front aspect.

Fitted kitchen with matching wall and base units and solid wood surfaces, ceramic recessed sink, four-ring induction hob and built-in electric oven with a stainless-steel extractor hood. A double-glazed window offers views to the rear courtyard and a turning staircase provides easy access to the upper level.

The utility area has space for a fridge freezer and plumbing for a washing machine, featuring additional shelving and a wall-mounted boiler. Access to the shared courtyard through rear door.

The first-floor landing with doors leading to the bedroom and bathroom.

Bright and cosy double bedroom with built-in wardrobes and a double-glazed window to the front aspect and a radiator, creating a peaceful retreat with plenty of natural light.

Well-appointed four piece bathroom with low-level WC, vanity unit-mounted wash hand basin with storage, heated chrome towel rail, separate shower cubicle with both handheld and rainwater shower attachments. An obscured glass double-glazed window to the rear aspect allows for natural light with added privacy.

Externally a shared rear courtyard, accessible via the utility room provides a quiet outdoor space perfect for a morning coffee or evening relaxation.

Location

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.

Chesham Metropolitan line station offers fast services into Central London and The City beyond. The M25 and M40 motorway and A41 road networks are also easily accessible from the property.

Costs

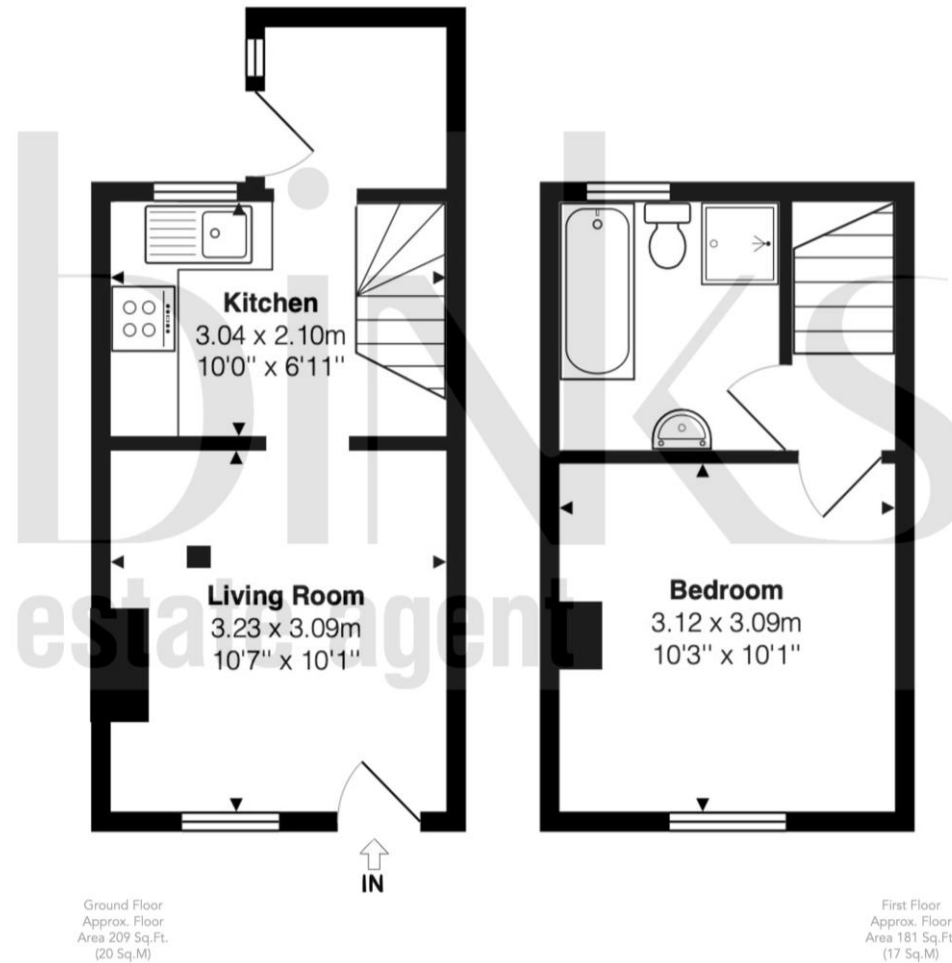
Council Tax – Buckinghamshire Council – Band C -
£2,183.27 (For the period 2025-2026)

{ Character one bedroom cottage, built in 1834, positioned in the heart of Old Chesham close to local amenities. This charming and well-presented property has a living room, kitchen and utility area, good sized double bedroom and a bathroom with separate shower cubicle. Externally there is a shared courtyard garden and is situated moments from Lowndes Park.

Church Street, Chesham, Buckinghamshire, HP5 1HU

Approx. Gross Internal Area

36.3 Sq M – 391 Sq Ft



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.

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 misstatement. 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.

