



2 Beech Tree Road, Holmer Green - HP15 6UZ

Guide Price £900,000

 **TIM RUSS**
& Company



- A beautifully presented, double fronted, detached, Edwardian home, situated in an enviable position adjoining Holmer Green Common
- Walking distance to highly regarded village schools, shops, transport links and beautiful countryside walks
- Huge potential, if you wish, to extend and reconfigure subject to the usual planning consents

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

Council Tax band: F

Tenure: Freehold

EPC Rating: C

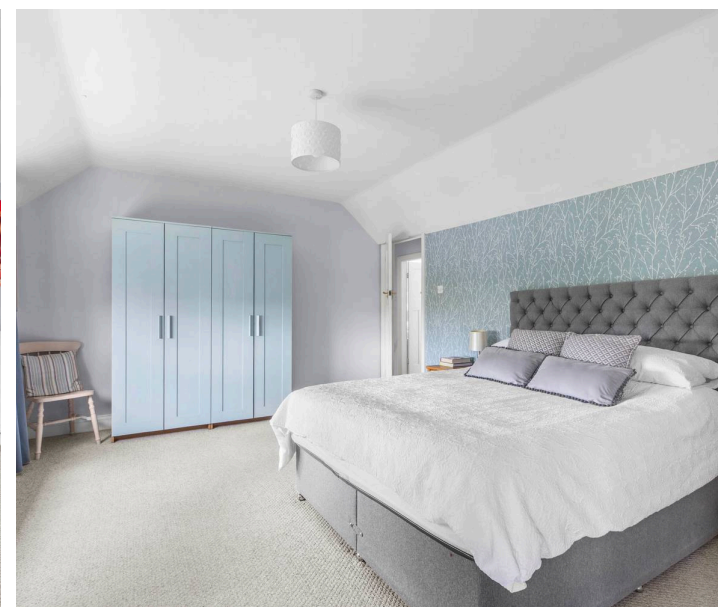


This beautifully presented, double fronted, detached Edwardian home offers an exceptional opportunity to acquire a spacious and elegant four bedroom residence in an enviable position adjoining Holmer Green Common. Immaculately maintained and thoughtfully updated, the property is within walking distance of highly regarded village schools, local shops, convenient transport links and scenic countryside walks.

The generous and flexible living accommodation comprises three impressive reception rooms, each featuring period fireplaces, with a wood burning stove in the family room creating a welcoming focal point. Large windows and bi-fold or French doors ensure an abundance of natural light and seamlessly connecting the sitting room and family room to the outside. The modern, well-appointed kitchen is fitted with sleek granite worktops and integrated appliances, complemented by a practical utility room and downstairs cloakroom and built-in storage and wardrobes throughout .

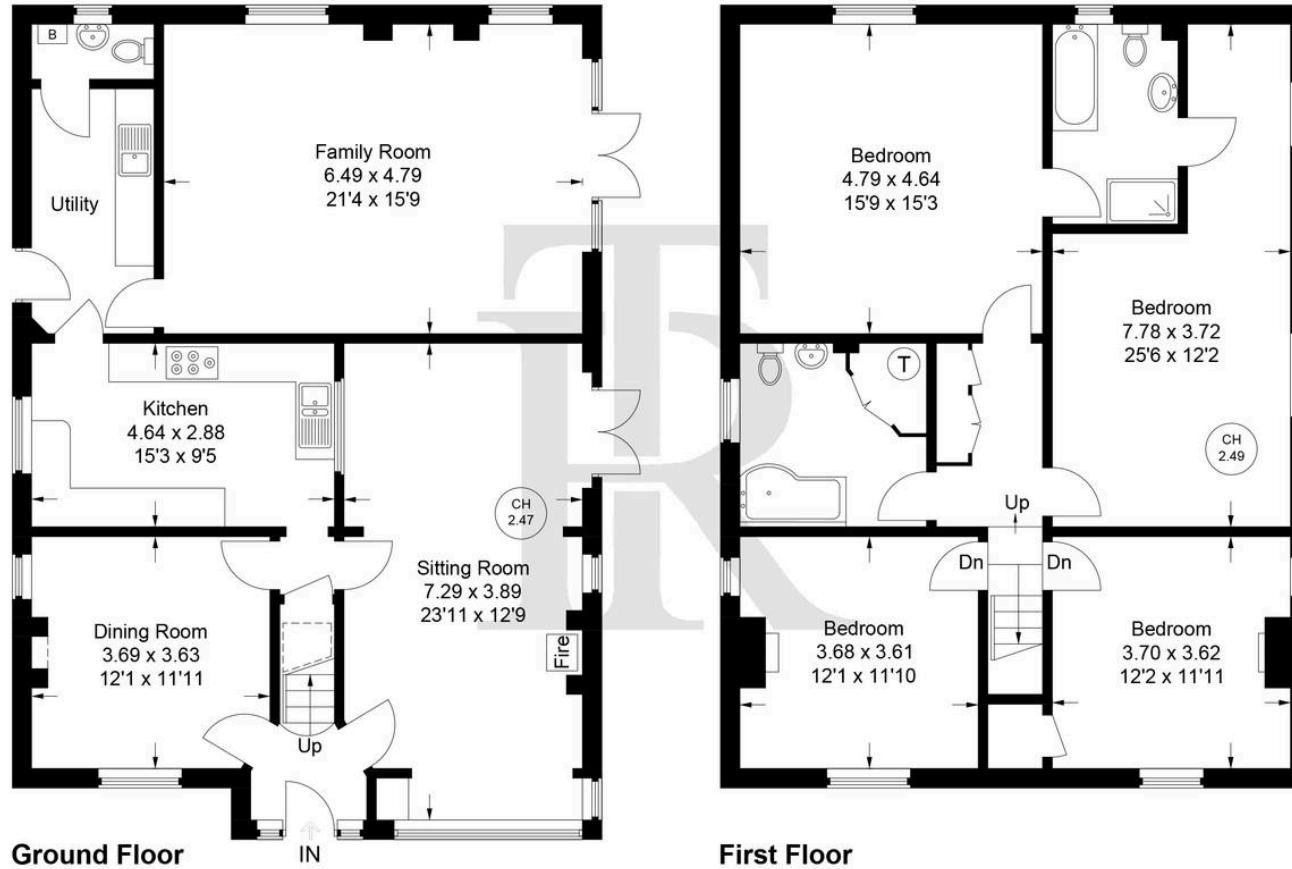
Upstairs, there are four sizeable double bedrooms, two of which showcase attractive feature fireplaces, while two share a stylish Jack and Jill bathroom and the remaining bedrooms are served by a contemporary family bathroom. If you so wish, the property offers huge potential to extend and reconfigure the existing layout (subject to the usual planning consents).

The beautiful and sunny wrap around garden offers versatile space for children to play or to relax, entertain and enjoy the sun throughout the day. Further benefits include driveway parking for up to four cars.



CH 2.47 = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0



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Approximate Gross Internal Area
Ground Floor = 103.8 sq m / 1117 sq ft
First Floor = 98.7 sq m / 1062 sq ft
Total = 202.5 sq m / 2179 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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