

The **Frost** Partnership

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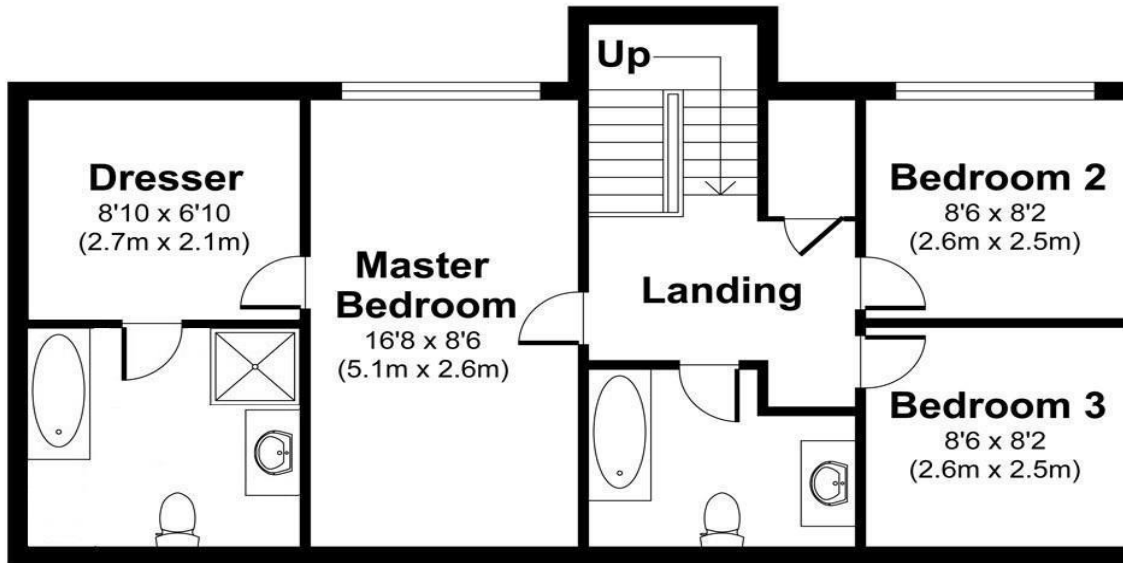
Devonshire, Bury Farm Courtyard, Pednor Road, Buckinghamshire, HP5 2JU

Guide Price: £800,000 (Freehold)

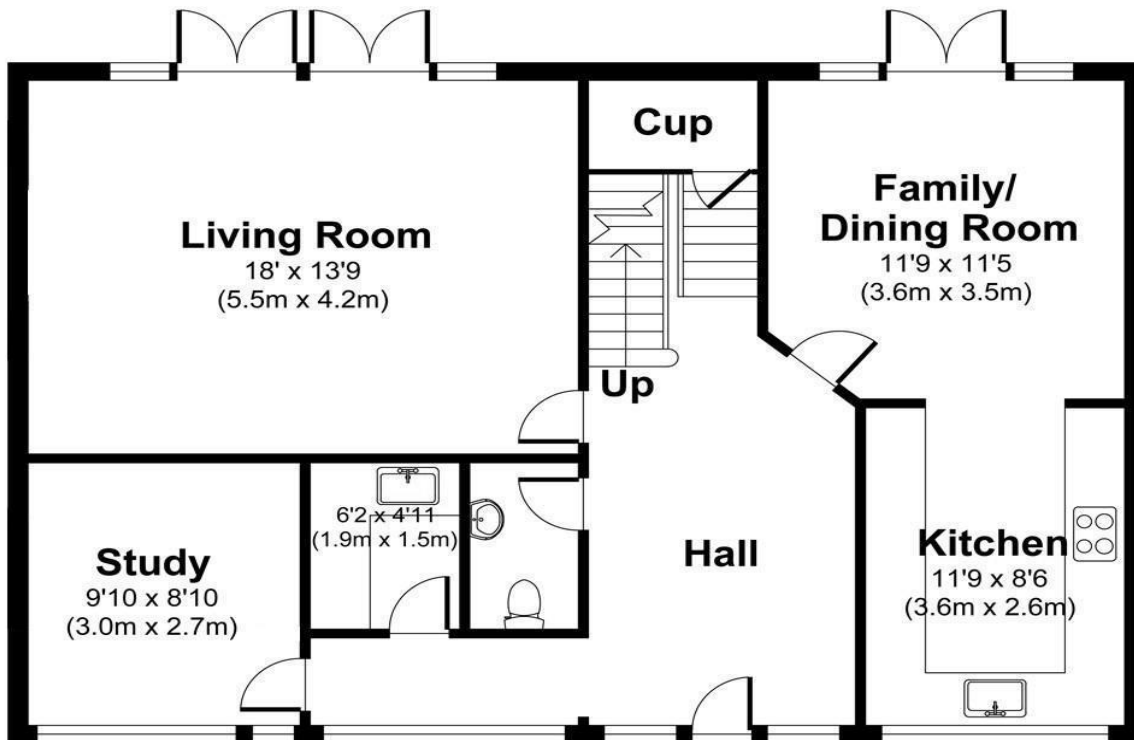


- South/westerly gardens and parking
- Beautiful architecturally designed barn conversion
- Idyllic location on the edge of Old Chesham
- Stunning views over open fields to rear
- Two/Three reception rooms
- Three/Four bedrooms

Approx. gross internal floor area
1,500 sq ft / 139 sq metres



First Floor



Ground Floor

The Frost Partnership are delighted to offer for sale this beautifully presented and individual architecturally designed barn conversion, nestled within a secluded and peaceful courtyard setting in the hamlet of Pednor in Old Chesham. Offering stunning views over the open field to the rear. The property boasts bespoke dual aspect kitchen and dining room with French doors to a private courtyard of south/westerly aspect, separate utility room, large living room with French doors, study/bedroom four, cloakroom, master bedroom suite with dressing area and en-suite bathroom and two further bedrooms. Delightful private courtyard/gardens and parking for three vehicles. No onward chain.

Entrance Via timber door to entrance hallway.

Entrance Hallway Large entrance hall with windows to front aspect, engineered oak flooring, oak doors leading to cloakroom, living room, kitchen/dining room, study/bedroom four and utility room. Turning staircase to first floor landing, large under-stairs storage cupboard housing meters, spotlights to ceiling.

Living Room Engineered oak flooring, two sets of double glazed French style doors leading to the rear patio with side panels to rear aspect, spotlights to ceiling, radiator, BT, TV and FM points.

Kitchen A bespoke fitted kitchen with a range of light wood base and eye level units and display cabinet, granite work surfaces with matching upstands, stainless steel sink with chrome mixer tap and drainer, built in double oven, five ring induction hob with glass splashback and extractor hood above, integrated fridge/freezer, integrated dishwasher, built in recycling caddy and waste bin. Windows to front aspect, engineered oak flooring, spotlights to ceiling, open to dining room.

Dining Room Engineered oak flooring, spotlights to ceiling, double glazed French style doors leading to the rear patio with side panels to rear aspect, double glazed window to side aspect, spotlights to ceiling, radiator, BT, TV and FM points.

Utility Room Fitted with light wood eye level and tall storage units, granite work surfaces with matching upstands, stainless steel sink with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer. Engineered oak flooring, spotlights to ceiling.

Study/Bedroom Four Windows to front aspect, BT and FM points, engineered oak flooring, spotlights to ceiling, radiator.

Landing Oak doors to bedrooms and family bathroom. Oak door to airing cupboard with light housing boilers, pressurised water tank, wooden slatted shelving, heating and hot water controls. Velux window to rear aspect, spotlights to ceiling, wall mounted underfloor heating control for the family bathroom.

Master Bedroom Suite Bedroom: Double aspect with Velux window to the front of the property and double glazed windows to the rear with bucolic views. Spotlights to ceiling, TV point, radiator, oak door to dressing room. Dressing room: Velux window to rear aspect, radiator, spotlights to ceiling, oak door to en-suite bathroom, wall mounted underfloor heating control for the en-suite.

En-suite Bathroom Fitted with a four piece white suite comprising panelled bath with chrome mixer tap and shower attachment, glazed shower cubicle with wall mounted power shower, chrome controls and rainwater shower head, low level WC with double button flush, vanity unit mounted wash hand basin with chrome mixer tap and drawer storage, chrome heated towel rail, ceramic tiling to walls, ceramic tiled floor with underfloor heating, Velux window to front aspect, spotlights to ceiling, extractor fan.

Bedroom Two Velux window to the front of the property, TV point, radiator,

Bedroom Three Double glazed windows to the rear with bucolic views, TV point, radiator,

Family Bathroom Fitted with a four piece white suite comprising panelled bath with chrome mixer tap and shower attachment, glazed shower cubicle with wall mounted power shower, chrome controls and rainwater shower head, low level WC with double button flush, vanity unit mounted wash hand basin with chrome mixer tap and drawer storage, chrome heated towel rail, ceramic tiling to walls, ceramic tiled floor with underfloor heating, Velux window to front aspect, spotlights to ceiling, extractor fan.

GARDEN & OUTSIDE Rear: A courtyard garden laid to pavior of south westerly aspect, backing onto open farmland with stunning panoramic views. Outside lighting, power socket, outside tap, timber shed. Front: A delightful re-laid herringbone landscaped front driveway offering parking for three cars with an area laid to shingle, timber constructed flower planters and storage area. Outside lighting, power socket and tap.

AGENTS NOTE Energy Efficiency Rating (EPC) - E
Council Tax Band - G

DIRECTIONS From our offices in Germain Street, proceed towards the Old Town and the road bears right onto Wey Lane. At the T junction, turn right onto Church Street then immediately left on to Pednor Mead End which leads into Pednor Road. Continue along past Chesham Tennis Club and take the next turning left in to Bury Farm Courtyard, just before Drydell Lane, and the properties can be found on the right hand side of the courtyard.

VIEWING

Via The Frost Partnership, Germain Street, Chesham, Buckinghamshire
Telephone: 01494 774602 Email: chesham@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.