

2 Bed Terraced In East St , Chesham, HP5 1HQ

£310,000





SHORT DESCRIPTION

Property Ref: 17024 An Exceptional Character Home in the Heart of Chesham Occupying a prime position in the very heart of Chesham, this beautifully restored cottage presents a rare opportunity to acquire a home of genuine character, where period heritage has been thoughtfully combined with elegant contemporary design. Forming part of an exclusive collection of just four individually converted cottages, the property has been meticulously refurbished to an exceptional standard, creating a home of both charm and sophistication. Arranged over three floors, the accommodation has been intelligently designed to maximise natural light and provide a wonderful sense of space. Contemporary wood-effect flooring flows throughout, complementing the neutral interior palette, while the beautifully appointed kitchen has been finished with sleek quartz worktops, bespoke cabinetry and a range of integrated appliances, including an electric fan oven, ceramic hob with extractor, fridge freezer and washer dryer. The first floor offers a versatile reception room or second bedroom, equally suited as an elegant home office or study, together with a stylishly appointed wet room finished with high-quality contemporary fittings. Occupying the entire top floor, the impressive principal bedroom suite provides a peaceful retreat beneath the eaves. This beautifully proportioned space enjoys excellent natural light, generous built-in storage within the eaves and the luxury of its own private bathroom, creating an intimate and tranquil sanctuary. A Home with Remarkable Heritage Steeped in local history, the building is believed to have originally housed the Old British School, established in 1828 as Chesham's first school. Carefully preserved features continue to celebrate its past, most notably sections of original brickwork bearing the distinctive marks left by generations of pupils sharpening their slate pencils. These subtle reminders of the building's former life give the property a unique sense of place and authenticity rarely found in modern conversions. Outstanding Location The property enjoys an enviable setting just moments from the vibrant amenities of Chesham town centre and approximately 0.2 miles from Chesham Underground Station, offering Metropolitan Line services directly into Central London, including Baker Street, King's Cross St Pancras and the City. One of the property's most appealing attributes is the ease with which both the High Street and station can be reached entirely on foot without crossing any busy main roads, making everyday living exceptionally convenient while enhancing its appeal to commuters, professionals and those seeking a highly walkable lifestyle. Chesham offers an excellent selection of independent boutiques, cafés, restaurants and everyday amenities, together with Waitrose and Sainsbury's supermarkets, all within a short stroll of the property. Beyond the town centre lies the beautiful Chiltern Hills National Landscape, renowned for its rolling countryside, woodland walks and cycling routes. Lowndes Park, with its ornamental lake and open green spaces, is also within easy walking distance, offering the perfect balance between town and country living. Excellent road communications complement the outstanding rail links, with the A41 approximately 5.5 miles away and Junction 18 of the M25 around 7 miles distant, providing convenient access to London, Heathrow Airport and the wider motorway network. Combining historic significance with refined contemporary living, this exceptional cottage represents a rare opportunity to acquire a truly distinctive home in one of Buckinghamshire's most sought-after market towns. Beautifully restored, superbly located and rich in character, it offers a lifestyle that is both timeless and effortlessly connected. This version adopts the understated, aspirational tone typically found in premium estate agency brochures, focusing on lifestyle, craftsmanship, heritage, and location rather than simply listing features. It reads as a luxury property rather than a standard sales listing. Property Type: Terraced Full selling price: £310000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 590 sq.ft. Heating: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

2

Bath Room(s)

1

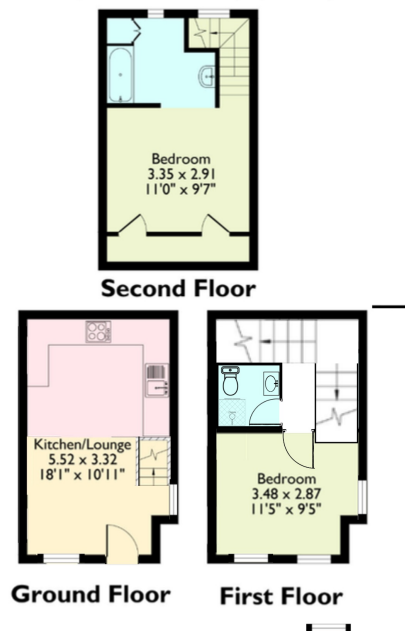
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

18D East St
Approximate Floor Area
House 54.82 sq m - 590 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: End-terrace house
Date of assessment: 24 October 2017
Date of certificate: 23 April 2018
Reference number: 8933-7530-5549-1774-9922
Type of assessment: SAP, new dwelling
Total floor area: 58 m²

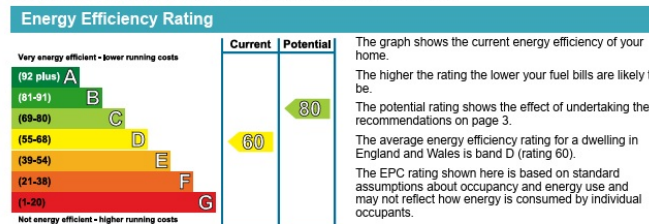
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,505
Over 3 years you could save	£ 432

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 1,551 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 825 over 3 years	£ 381 over 3 years	
Totals	£ 2,505	£ 2,073	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 429
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882

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