



Orchard House, Pond Approach, Holmer Green, Buckinghamshire, HP15 6RH **Guide price £1,175,000** *Freehold*

A delightful, detached family home situated in the heart of Holmer Green village offering five bedrooms to the main property and also a unique self-contained annex completed and updated throughout by the current owners.

- Approx 2400 sq. ft of accommodation
- Lounge
- Family room
- Stunning kitchen/dining room
- Utility and cloakroom
- Five bedrooms
- Bathroom and en-suite
- Separate Annex
- Sitting room
- Kitchen/dining room and cloakroom
- Bedroom with en-suite
- Ample parking
- Gardens and outbuilding
- EPC: C



Beautifully presented detached family home with a self-contained annex updated throughout giving versatile family accommodation that must be viewed to be appreciated. The main home in brief comprises of reception hallway, lounge and family room. The kitchen/dining room has bespoke units and is supplemented by a separate utility room and downstairs cloakroom.

On the first floor, there are five bedrooms with the main enjoying a modern en-suite, there is also a contemporary spacious family bathroom. The self-contained annex comprises, a sitting room with access to a large kitchen/dining area and there is also a downstairs cloakroom. On the first floor, there is a double bedroom and an en-suite shower.

Outside the large driveway that will accommodate eight plus cars and access to the side of the home leads to the rear gardens. The gardens have been beautifully landscaped to the rear to include a patio and large outbuilding raised flower beds all enclosed by

fencing ensuring a degree of privacy. Council Tax band G. EPC band C.

The property can be found within a short walk of local amenities within the Holmer Green village and is within a short walk of the duck pond, common and open countryside. Holmer Green benefits from public transport access which leads into neighbouring towns of Amersham, Chesham and High Wycombe where more comprehensive shopping facilities can be found.

Agents Note

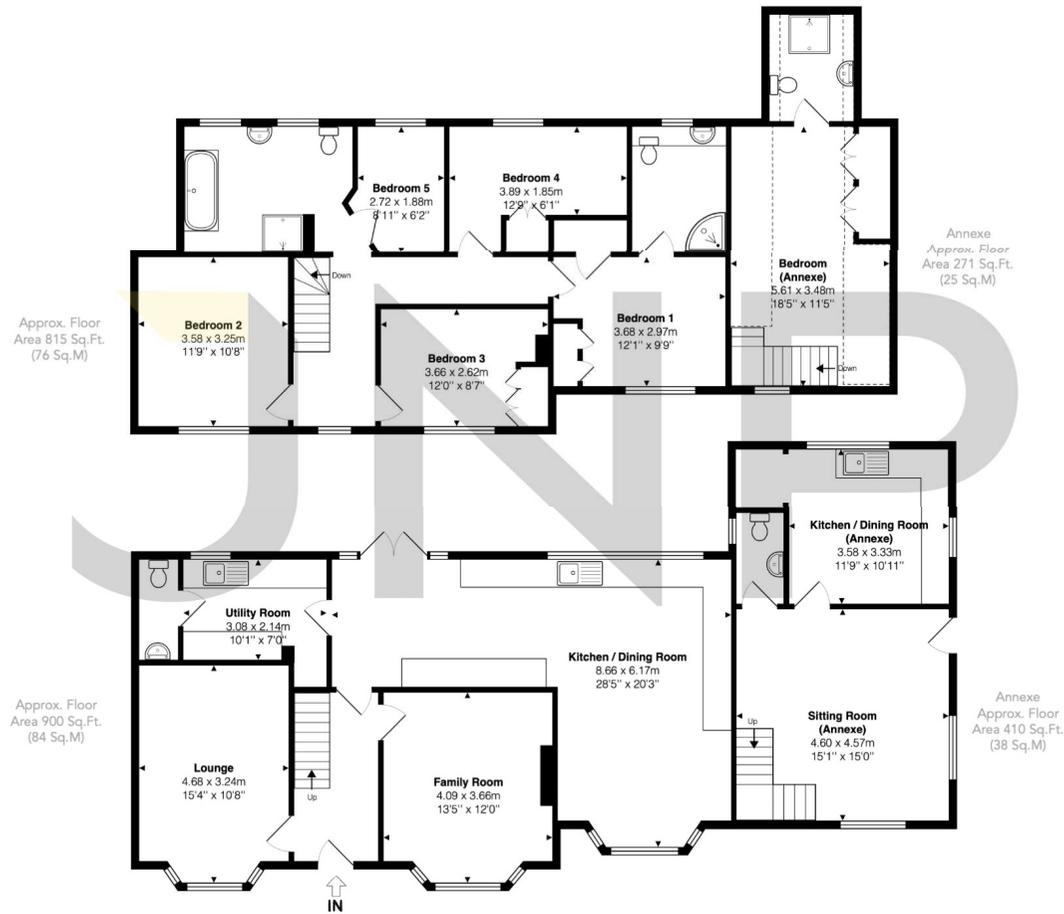
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AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 223 SqM (2396 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. 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. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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