





# Little Mapletree, Chartridge, Chesham, Buckinghamshire, HP5 2TF

A rare opportunity to purchase a charming and characterful family home built by Wrights during the late 1920's benefitting from deceptively spacious accommodation in excess of 3,000 sq. ft, a large garden, driveway parking and detached double garage. Positioned on a generous secluded plot in excess of a third of an acre set back on one of Chesham's most desirable roads, this delightful property is within reach of the station and in close proximity of highly regarded local schools including the sought-after Chartridge Combined and Chesham Grammar Schools. Coming to the market for the first time in 40 years this immaculately presented home boasts bright and airy accommodation comprising: reception hall, cloakroom, utility, study, 12ft snug, a striking 25ft double aspect sitting room with feature fireplace and views of the garden, 14ft formal dining room, 14ft breakfast room leading to a refitted kitchen. The first floor provides a large galleried landing leading to five generous bedrooms, a family bathroom and a shower room. Externally, to the rear there is a small paved area, boiler room and steps down to a basement cellar which can be converted and used for a multiple of uses, subject to the relevant consents. To the front, the property benefits from a Cedar detached double garage with electric up and over doors, a large gated gravel driveway providing parking for several vehicles, and a well-established private front garden measuring in excess of 160ft wide which is mainly laid to lawn with mature trees, hedges, flowers and shrubs to borders, garden pond, summer house with heating a light and a large patio area ideal for outdoor entertaining and al fresco dining.

EPC Rating: E



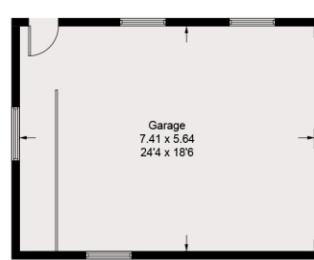
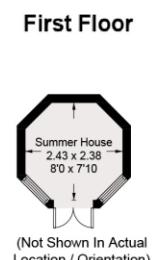
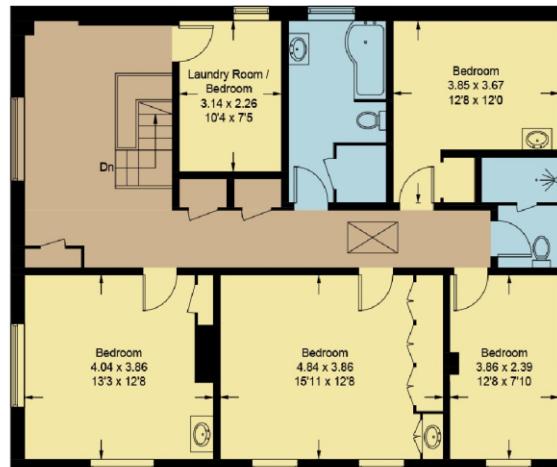
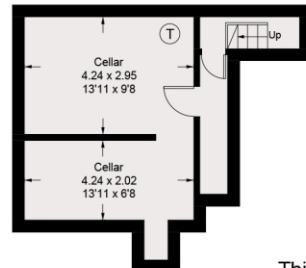
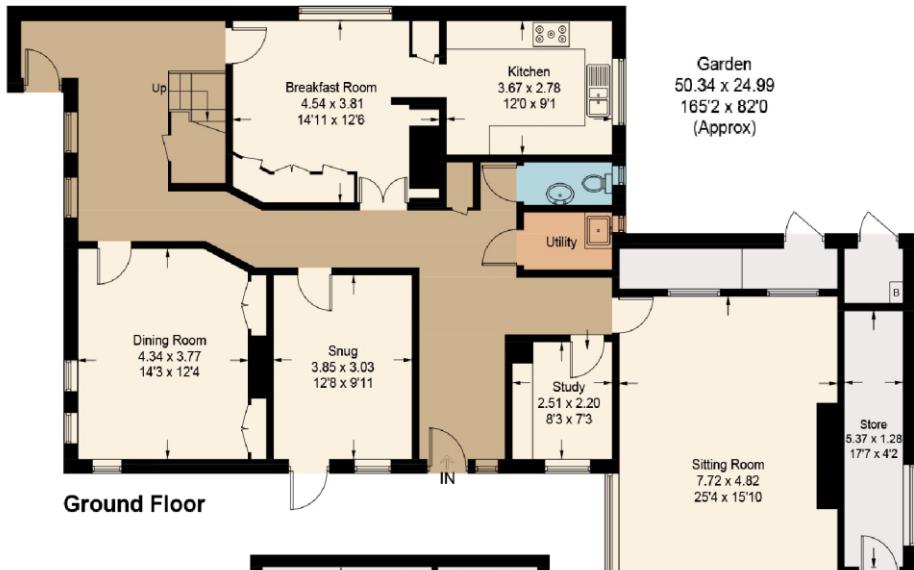
# Little Mapletree, Chartridge



Approximate Gross Internal Area  
 Basement = 27.5 sq m / 296 sq ft  
 Ground Floor = 146.9 sq m / 1,581 sq ft  
 First Floor = 107.5 sq m / 1,157 sq ft  
 Outbuildings = 55.6 sq m / 598 sq ft  
 Total = 337.5 sq m / 3,632 sq ft  
 (Excluding External Space)

## MATERIAL INFORMATION

TENURE: FREEHOLD  
 COUNCIL TAX: BAND G



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	49	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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