

F

FRANCIS COTTAGES

WHITE HILL | CHESHAM | BUCKINGHAMSHIRE HP5 1AG



CLAYFIELD ESTATES

INTRODUCTION



Welcome Home

1-4 FRANCIS COTTAGES

Set within a secluded private road and ideally located, with just a 5 minute walk from Chesham train station and town centre. Perfectly positioned nearby to Buckinghamshire's beautiful Lowndes Park.

Road connections from Chesham are excellent with the M25, M1, M40, Heathrow and Luton airports within easy reach.



PERFECTLY FINISHED INSIDE AND OUT

Built in 1895 these two-bedroom Victorian Cottages retain some of the charming traditional features of this period. These homes have been carefully restored offering a high-end specification and quality of life.

NO DETAIL IGNORED

Every aspect of life has been considered in creating a specification that offers the very best in luxurious comfort and convenience.

INTERNAL SPECIFICATIONS

- Designer matt emulsion paint to all internal walls
- Victorian staircase with traditional panelling to stair walls
- Grade A engineered oak flooring throughout the ground floor
- UPVC sliding sash windows in white
- Luxurious, thick pile, soft touch carpet to the staircase, landing & bedroom areas
- Solid core construction, flat panelled fire rated doors with moulding details and designer polished chrome lever handles



KITCHEN

- Shaker style kitchen with 20mm Quartz worktops, under mounted sink, integrated fridge freezer & dishwasher
- Bosch kitchen appliances include:
 - o Induction hob
 - o Multi functioning electric oven

UTILITY CUPBOARD

- Bosch washing machine & dryer combo
- Combi boiler



MAIN BATHROOMS & ENSUITES

- Wall hung Calypso Vanity units with soft close drawers. Ceramic basin, polished chrome Hansgrohe basin mixer
- High quality Roca wall hung toilet pan with hidden cistern & Geberit flush plate
- Quantum bath with Hansgrohe tapware
- Crosswater double bath glass screen
- High efficiency towel warmers
- Large format, rectified porcelain tiles

HEATING & VENTILATION

- Highly efficient wall mounted oil radiators with thermostat
- Integral efficient ceiling mounted ventilation to bathroom
- External wall insulated to high SAP performance standards
- Electrical underfloor heating to bathrooms with heated towel rails

LIGHTING & ELECTRICAL

- LED efficient downlights throughout
- BT points & aerial (to living room and bedrooms)
- Screwless faceplates



All images shown are photographs taken from Cottage No. 4

EXTERNAL FEATURES

- 1x car parking space per cottage
- Private paved courtyard

THE HEART OF IT ALL

The quality of life you'll enjoy in Chesham extends well beyond your immaculately designed home.

ON YOUR DOORSTEP

Ideally located, just a 5 minute walk into the heart of Chesham Town, you will find a variety of shops catering for day to day needs. There are a good selection of retailers, restaurants, pubs and much more to satisfy all your tastes. The fourth Saturday of each month is market day in Chesham. A fantastic opportunity to try the local produce at your convenience, plus meet and talk to the people who make it!



EDUCATION

The area is renowned for its excellent educational facilities including Chesham Grammar School, Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont.

Outside of school there are plenty of activities to keep the whole family occupied. Exploring one of the area's finest outdoor spaces, Lowndes Park, gives plenty of options for summer picnics and winter strolls.



TRAVEL

Road connections from Chesham are excellent with the M25, M40 Heathrow Airport and London within easy reach. Chesham station runs a regular 30 minute service via the Metropolitan line into central London's Baker Street and Aldgate stations.

FRANCIS COTTAGES OFFERS THE BEST OF BOTH WORLDS

walking distance to Chesham town centre, rural, open space and easy access to London and surrounding towns.



EATING & DRINKING

1. Costa Coffee
2. Café Nero
3. Wenzel's The Bakers
4. Roots
5. Jasmine Thai Kitchen
6. Brazils Kitchen
7. Pizza Liri
8. The Junction
9. The Tavern
10. Trekkers Bar
11. Mad Squirrel Tap Chesham
12. The General Arms
13. The Red Lion
14. The George & Dragon
15. The Drawing Room

RETAIL & ENTERTAINMENT

16. Waitrose
17. Sainsbury's
18. Boots
19. Post Office
20. Holland & Barrett
21. Kingz Barber
22. Broadway Barbers
23. Waterstones
24. Pearces Hardware
25. The Elgiva Theatre
26. White Hill Community Centre

FITNESS & LEISURE

27. Lowndes Park
28. Priority Pilates
29. Pali Kumari Pilates
30. HITZone

Map not to scale. Locations given above are intended for rough guidance only and may vary slightly. Listed establishments may be subject to change.

Photographs are of the local area or are indicative lifestyle images.









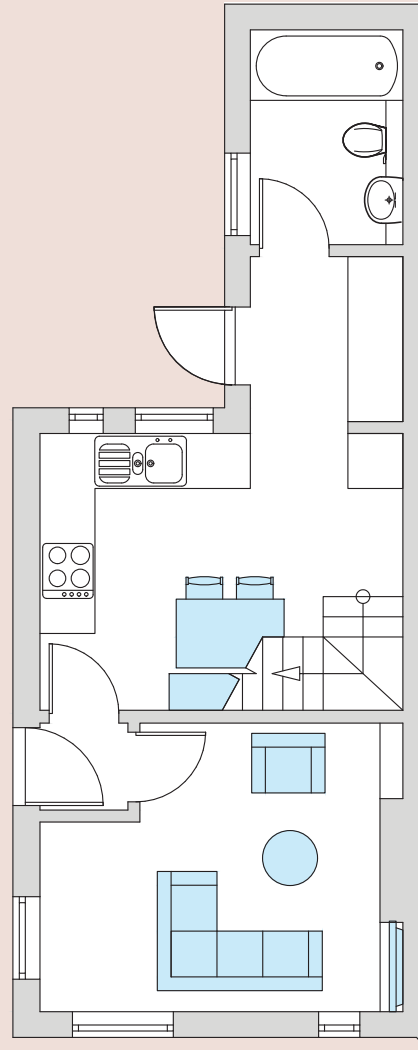
No. 1

FRANCIS COTTAGE

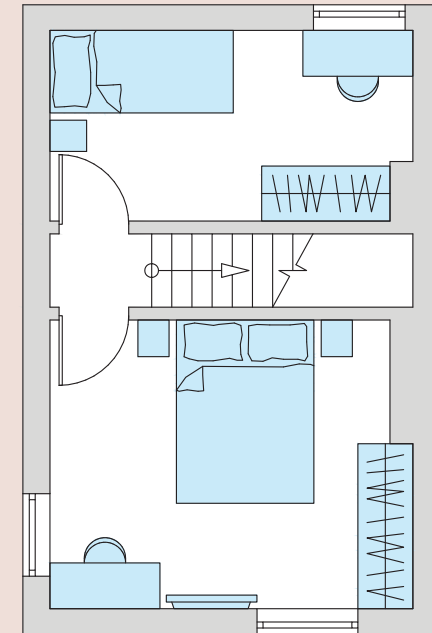
| GROUND FLOOR | 32 m ² | 344 ft ² |
|---------------------|---------------------|---------------------|
| Sitting Room | 3.96 x 3.15 | 13'0 x 10'4 |
| Kitchen/Dining | 3.96 x 3.02 | 13' x 9'11 |
| Utility | 1.45 x 1.65 | 4'76 x 5'4 |
| Bathroom | 2.31 x 1.63 | 7'7 x 5'4 |
| FIRST FLOOR | 25.2 m ² | 271 ft ² |
| Bedroom 1 | 4.04 x 3.17 | 13'3 x 10'5 |
| Bedroom 2 | 4.04 x 2.01 | 13'3 x 6'7 |
| Total Internal Area | 57.2 m ² | 615 ft ² |

All floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are from studwork to brickwork. They are not intended on being used for carpet sizes, appliance spaces or furniture layouts. Furniture and wardrobes seen in 'blue' are not included in the sale of the house.

GROUND FLOOR



FIRST FLOOR



No. 2

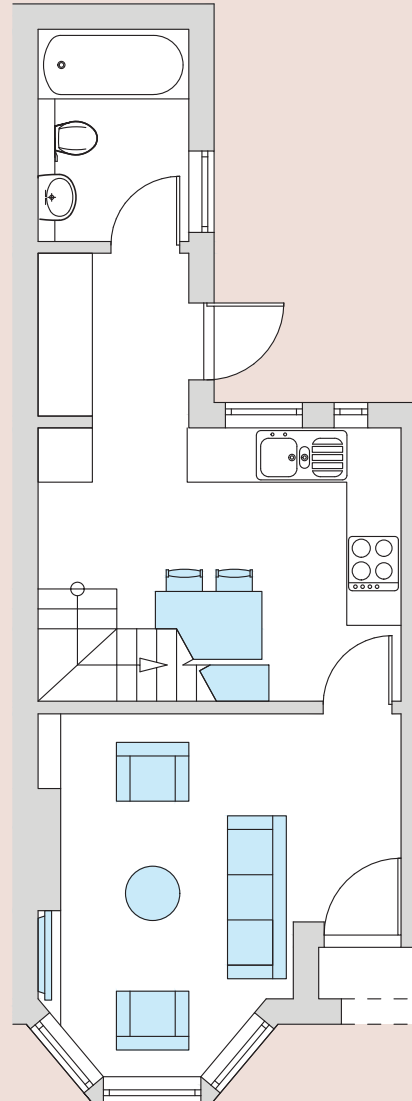
FRANCIS COTTAGE

| | | |
|----------------------------|---------------------------|---------------------------|
| GROUND FLOOR | 31.6 m² | 340 ft² |
| Sitting Room | *4.01 x *3.94 | *13'2 x *12'11 |
| Kitchen/Dining | 4.01 x 3.05 | 13'2 x 10'0 |
| Utility | 1.45 x 1.65 | 4'76 x 5'4 |
| Bathroom | 2.31 x 1.63 | 7'7 x 5'4 |
| FIRST FLOOR | 25.4 m² | 273 ft² |
| Bedroom 1 | 3.96 x 3.20 | 13'0 x 10'6 |
| Bedroom 2 | 4.01 x 2.13 | 13'2 x 7'0 |
| Total Internal Area | 57 m² | 613 ft² |

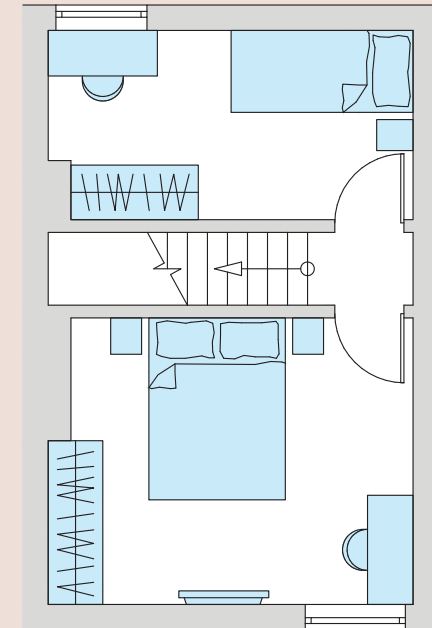
*Donates maximum measurement

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GROUND FLOOR



FIRST FLOOR



No. 3

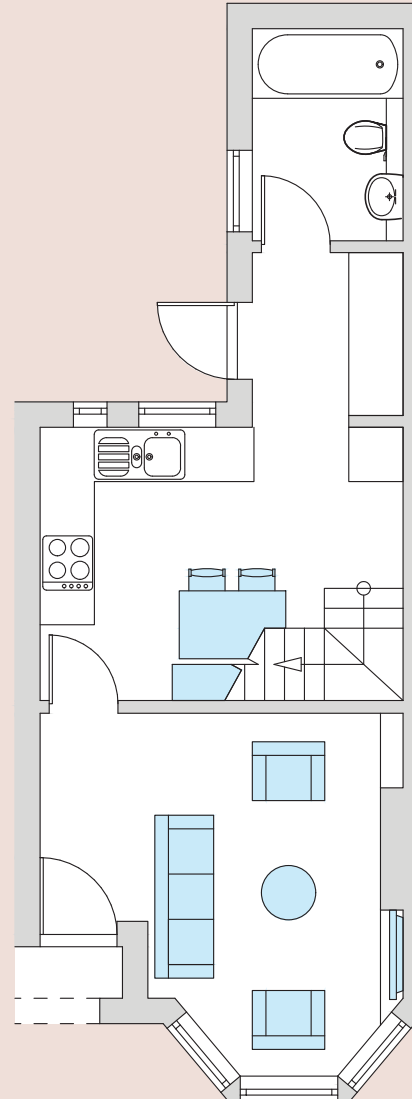
FRANCIS COTTAGE

| | | |
|----------------------------|---------------------------|---------------------------|
| GROUND FLOOR | 31.6 m² | 340 ft² |
| Sitting Room | *4.01 x *3.94 | *13'2 x *12'11 |
| Kitchen/Dining | 4.01 x 3.05 | 13'2 x 10'0 |
| Utility | 1.45 x 1.65 | 4'76 x 5'4 |
| Bathroom | 2.31 x 1.63 | 7'7 x 5'4 |
| FIRST FLOOR | 25.4 m² | 273 ft² |
| Bedroom 1 | 3.96 x 3.20 | 13'0 x 10'6 |
| Bedroom 2 | 4.01 x 2.13 | 13'2 x 7'0 |
| Total Internal Area | 57 m² | 613 ft² |

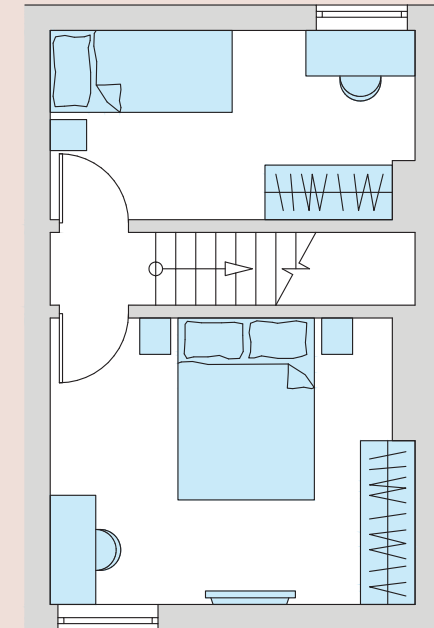
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GROUND FLOOR



FIRST FLOOR



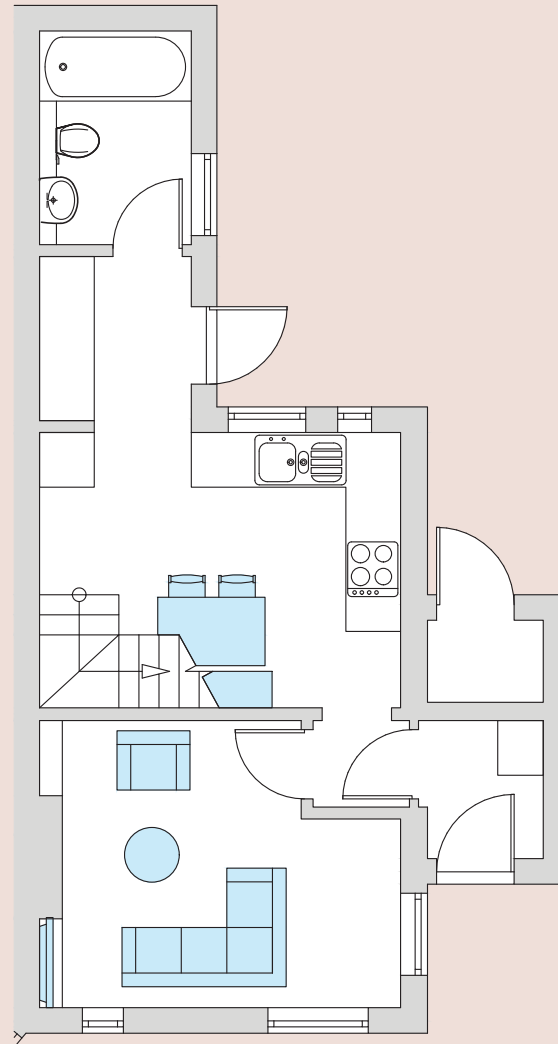
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FRANCIS COTTAGE

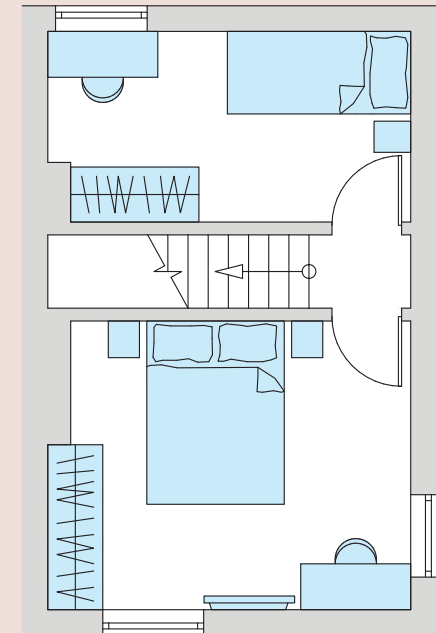
| | | |
|----------------------------|---------------------------|---------------------------|
| GROUND FLOOR | 35.8 m² | 385 ft² |
| Sitting Room | 3.96 x 3.15 | 13'0 x 10'4 |
| Kitchen/Dining | 3.96 x 3.02 | 13' x 9'11 |
| Utility | 1.45 x 1.65 | 4'76 x 5'4 |
| Bathroom | 2.31 x 1.63 | 7'7 x 5'4 |
| FIRST FLOOR | 25.2 m² | 271 ft² |
| Bedroom 1 | 4.04 x 3.17 | 13'3 x 10'5 |
| Bedroom 2 | 4.04 x 2.01 | 13'3 x 6'7 |
| Total Internal Area | 61 m² | 656 ft² |

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GROUND FLOOR



FIRST FLOOR



AN ENVIABLE ADDRESS

Set within a secluded private road, each cottage benefits from the use of one allocated car parking space.

The stylish cottages are positioned around beautifully landscaped gardens with paved walkways and private courtyards all designed to create maximum serenity and ease.

Cottages 1 & 4 benefit from additional outdoor spaces to the rear of the properties. These areas include an extra paved area and private lawn area.

Council Tax

Band=C

Private road service charge

Estimated at £450 after the first 12 months

Energy Performance

No. 1: EPC Rating: C

No. 2: EPC Rating: C

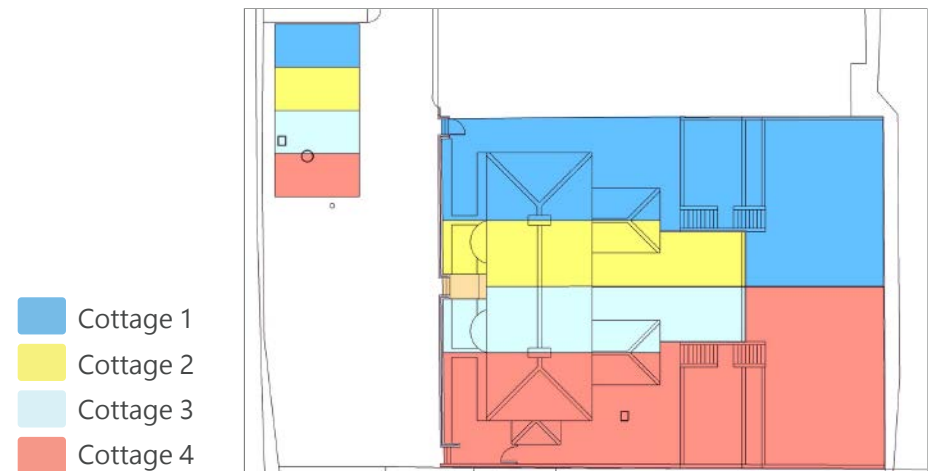
No. 3: EPC Rating: C

No. 4: EPC Rating: C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 90.063 |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

SITE PLAN SHOWING EACH PROPERTIES LAND AREA & CAR PARKING SPACE





Photograph taken from Cottage No. 4

THE DEVELOPER

Clayfield Estates is a family operated construction and development company specialising in luxury residential properties in Buckinghamshire and surrounding areas. Directors Richard Potyka and son Toby Potyka bring together a wealth of collective experiences and a genuine passion in creating properties of high standard.



Images show previous Clayfield Estates Developments



From the renovation of period homes to the construction of contemporary luxury properties, we are committed to using quality materials and craftsmanship creating homes that are distinctive and stylish. Our company works closely alongside an experienced construction team to achieve properties that are meticulously finished to the highest standard.



For more information about Francis Cottages in Chesham, please visit our website or contact our Sales Team:

www.clayfieldstates.com

BucksandHertsNewHomes@savills.com

01494 787792



CLAYFIELD ESTATES

Clayfield House | Whitepit Lane | Wooburn Green | High Wycombe | BUCKS | HP10 0HR

T: 01628 528181 | E: info@clayfieldestates.com

WWW.CLAYFIELDESTATES.COM