



9 Tuckers Drive, Holmer Green - HP15 6SY

Offers Over £750,000

 **TIM RUSS**
& Company



- Situated at the end of a quiet cul de sac is this fantastic four double bedroom detached family home, walking distance to local shops, transport links, highly regarded First, Middle and Senior school

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance and highly regarded Holmer Green Senior School. Residents also have access to an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



Situated at the end of a quiet cul de sac, this impressive four double bedroom detached family home is within walking distance of local shops, transport links and highly regarded First, Middle and Senior schools and stunning countryside walks.

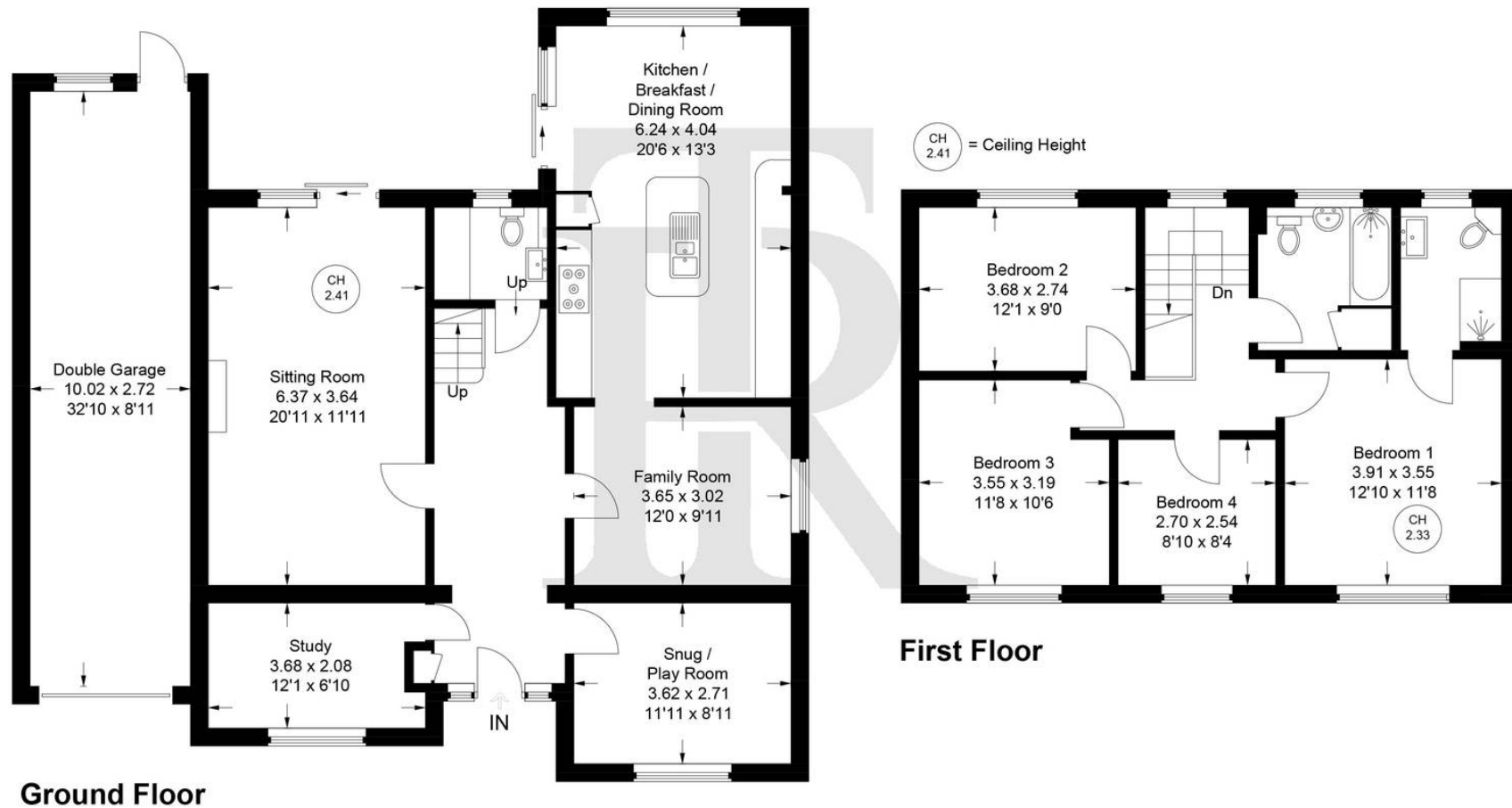
Upon entering, you are greeted by a large and welcoming hallway featuring a downstairs cloakroom, which provides useful space and plumbing for a washing machine and tumble dryer. The heart of the home is the beautifully appointed and recently updated kitchen and dining room, designed with modern cabinets, a generous island, marble countertops, feature splashbacks and a full range of integrated appliances and double doors from the kitchen lead to the outdoor area. The large sitting room is a wonderful space for relaxation, enhanced by a feature fire and further patio doors. The exceptional ground floor accommodation is further extended by three additional reception rooms, offering flexibility for a playroom, study, or formal dining space, making it particularly well suited to a large family or those seeking multi-generational living options.

Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room, while three further double bedrooms are served by a well-appointed family bathroom.

The south west facing rear garden provides the perfect back drop with generous patio leading to a level lawn, surrounded by mature flower borders offering bursts of colour and interest throughout the seasons, enclosed mature hedging and timber fencing giving a high degree of privacy. There is a useful connecting door to the double length tandem garage.

To the front of the property, there is ample driveway parking and a double length tandem garage, providing excellent storage and practicality.





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Approximate Gross Internal Area

Ground Floor = 98.5 sq m / 1060 sq ft

First Floor = 62.2 sq m / 669 sq ft

Double Garage = 27.1 sq m / 292 sq ft

Total = 187.8 sq m / 2021 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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