



Flat 2, The Old Exchange New Pond Road, Holmer Green - HP15 6SU
£350,000



- Situated in the heart of this popular village, within a small development of just five properties is this impressive apartment boasting accommodation in excess of 1,000 square feet and sold with a share of the freehold

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 and 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.



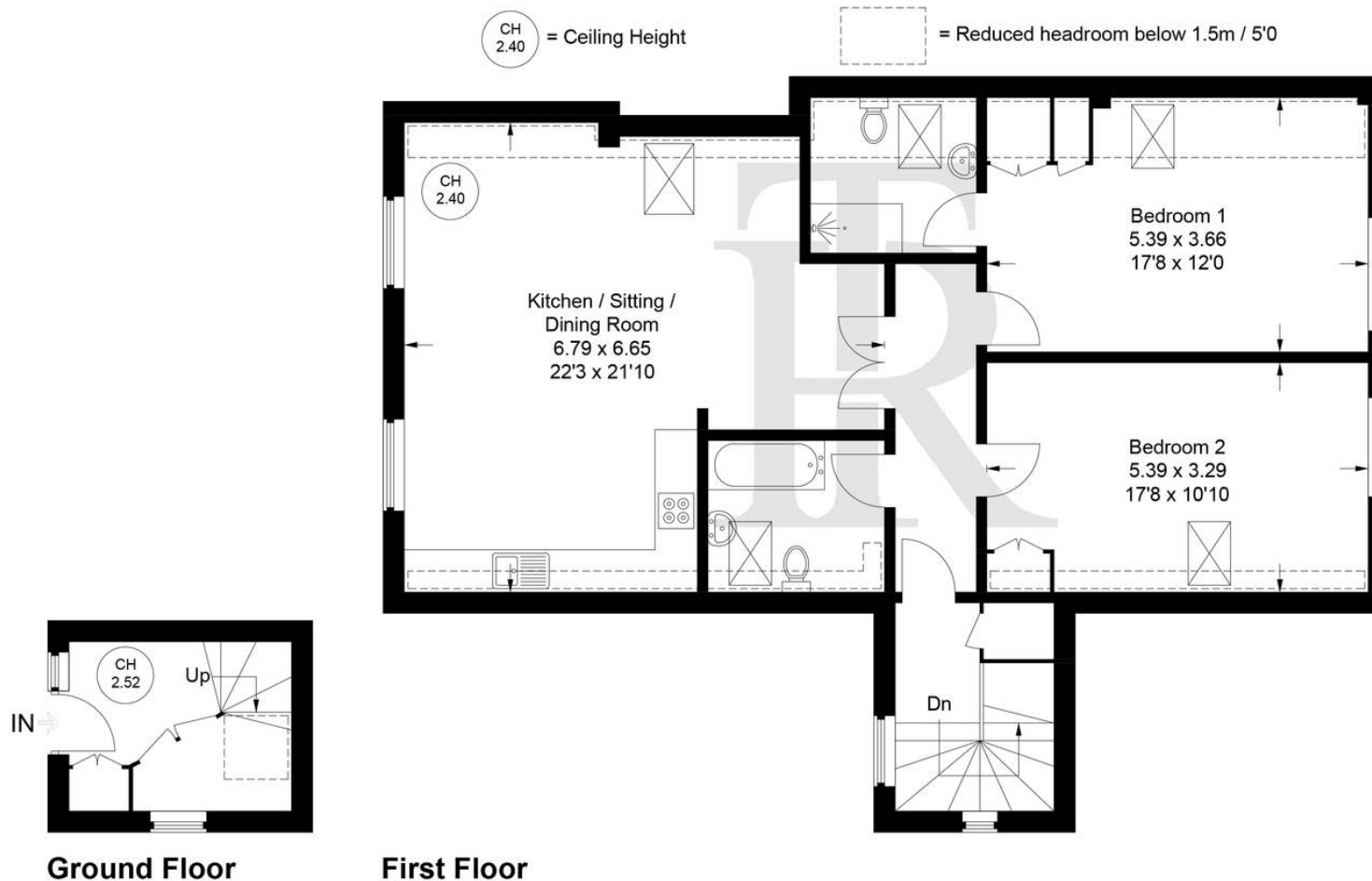
This impressive two-bedroom apartment is ideally positioned in the heart of a sought-after village, forming part of an exclusive development of just five properties. Boasting over 1,000 square feet of beautifully maintained accommodation, the apartment is within easy walking distance of local shops, charming country pubs, Holmer Green common and duck pond, as well as scenic countryside walks and convenient transport links. The property benefits from its own private entrance, which includes practical storage solutions and private stairs leading to the main accommodation. A highlight of the home is the expansive 22'3 x 21'10 open plan kitchen, sitting, and dining room, designed to provide a welcoming and versatile living space flooded with natural light and the modern kitchen is thoughtfully appointed with integrated appliances. The main bedroom is a generous retreat, featuring skylights that fill the room with light and an en-suite bathroom. The second bedroom is also spacious, with a skylight and served by a contemporary bathroom that enjoys its own skylight. Throughout, the apartment offers a sense of space and sophistication, with neutral decor and quality finishes. The property further benefits from ample off-road parking.

NB: We understand there is a long lease of 200 years from 2018 as well as a share of the freehold.

Council Tax band: D

Tenure: Leasehold / EPC Rating: C





Ground Floor

First Floor

Flat 2, The Old Exchange, HP15 6SU

Approximate Gross Internal Area
Ground Floor = 7.7 sq m / 83 sq ft
First Floor = 99.9 sq m / 1075 sq ft
Total = 107.6 sq m / 1158 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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