

THE MODERN HOUSE



Chesham, Buckinghamshire
Sold

Sycamore Dene

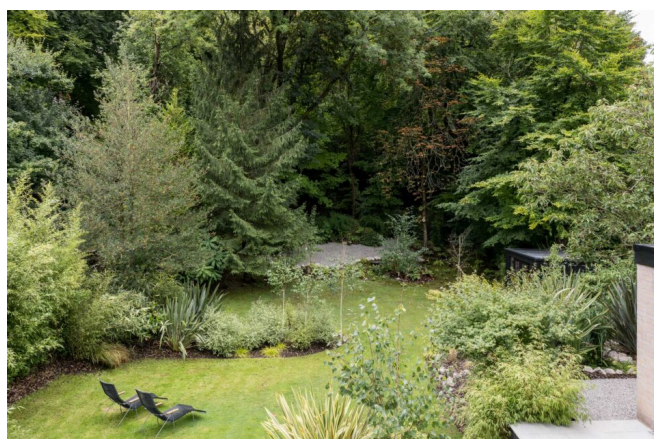
Designed and built in 1968, this refined three-bedroom home, set amid beautifully landscaped gardens and woodland, has been renovated in recent years to exacting standards and with meticulous attention to material detail. The internal living spaces of over 1,780 sq ft are organised with a natural flow across two storeys, with floor-to-ceiling glass walls bringing an excellent quality of natural light. The topography of the site enables wonderful views of the surrounding gardens and into the treetops, setting a harmonious equilibrium between the architecture and its surroundings. While the position feels quiet, private and secluded, the location is ideal for an easy city commute, with central London reachable via the metropolitan line in around one hour from Chesham.

The Tour

The house is set on a quiet, no-through road, with a private driveway offering a good provision of off-street parking where there is an EV Ohm car charging point. Set discreetly on the westerly side, the primary entrance leads into a bright hallway and down to the split-level living areas, which unfold across the ground floor.

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*South-East England
Sold*

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Leading off the main hallway, the living spaces are cleverly designed to optimise views across the gardens and the glorious woodland backdrop. Descending into arguably the most impressive part of the house, these spaces are expertly crafted to flow openly, with expansive double-height glazing along one wall, allowing excellent natural light to illuminate the space throughout the day.

Facing due south, the living room is beautifully bright. Steel-framed windows and doors open onto the terrace to provide a natural transition between the interior and exterior spaces. A modern log burner is set into a brick hearth on a line of polished concrete, providing a cosy focal point in winter months.

The original open-tread staircase forms a natural division between the living and dining area, where the high, square pitch of the ceilings adds dramatic volume through the central plan. Sliding glass doors allow a natural spill onto the terrace from here, too, perfect for summer entertaining.

The kitchen is an exercise in function and form, well-designed for ease of daily living, with plentiful space for cooking and food preparation. Appliances have been built neatly into clean lines of bespoke cabinetry, forming the central island. A corner wall of sliding glass defines the secondary living space, opening this entire section onto the terrace and gardens. A quiet study or homework space is interconnected, and another beautifully light and versatile room could easily convert to a third bedroom. A useful bathroom with a walk-in shower sits adjacent. Utilities and laundry facilities are tucked away on the northerly side, completing the ground floor.

Ascending the central staircase, an open landing connects the two double bedrooms on the east and westerly wings. The walls are washed in a calming pale green, and the angular ceiling pitch of the main bedroom adds volume while housing a generous provision of storage and wardrobe space. Pale oak runs underfoot, and floor-to-ceiling glass walls provide wonderful views across the gardens. A family bathroom is positioned centrally, complete with a bathtub and a shower.

Outdoor Space

The site's topography has been cleverly translated through the architecture, setting a natural equilibrium between the house and its surroundings. The gardens and woodland form an integral part of the overall experience of the home, which is quite unique and unexpected. South-facing terraces are perfect for early suppers, drenched in golden evening light.

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Beautifully landscaped rear gardens are characterised by a rich curation of native trees, providing soft dappled light and shade through summer. Beds of perennial plants and grasses bring changing pops of colour while inviting a wonderful array of local wildlife. Meandering paths weave through the wooded backdrop, and a timber-framed garden room is strategically nestled in a quiet pocket, providing a quiet retreat from which to enjoy it all throughout the course of the seasons.

The Area

Surrounded by the green expanses of Chiltern Hills AONB, Sycamore Dene is a quiet enclave just a 20-minute walk from the heart of Chesham. Hockeridge and Pancake Woods are both a five-minute drive away, with plenty of other hiking trails in the surrounding area.

While Chesham is home to major retailers and supermarkets, it also retains the feel of a traditional town with many independent outlets. It has a bi-weekly food market and a monthly farmers' market. Chapter Two is a second-hand book shop that hosts weekly readings, and The Refill Project promotes zero-waste shopping. The Queen's Head and The Black Horse Inn are among the favourite pubs in the area. Enjoy coffee and cake at Roots, delicious sourdough pizza at Pizzeria Liri and relaxed tapas dining at The Junction. The Elgiva Theatre and Cinema runs a complete programme of music, comedy, drama, and films. Chesham Leisure Centre offers a 25m swimming pool and a full array of gym facilities and fitness classes.

Chesham has many well-regarded primary schools, including Newtown Infants School and Brushwood Junior School, for which Barnes Avenue lies within the catchment area. It also lies within the catchment area of the local selective grammar schools, the co-ed Chesham Grammar and Dr Challoner's Grammar Schools for Boys/Girls, as well as Chiltern Hills Academy.

Chesham lies at the end of the Metropolitan line, with underground services running to Baker Street in under 50 minutes and then onwards to Aldgate. Amersham station, three miles south and Berkhamsted station, four miles north, run services into central London in approximately 45 minutes. With easy access to the A41, M1 and M25, London is reachable in just under an hour by car. Luton and Heathrow airports are both within a 40-minute drive away.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.