

CHRISTOPHER WOOD POWERED BY eXp™ UK

@ christopher.wood@exp.uk.com

christopherwood.exp.uk.com

01494 623 101

Grange Drive, Chartridge, Chesham, Buckinghamshire, HP5

Guide Price £1,100,000

4 2 3







- 4 Bedroom detached character home
- Private secluded road
- Detached double garage and driveway parking
- Good schooling in the area
- Close to Chartridge Park Golf Club
- Generous plot with countryside views (circa 1 acre)
- 2 bathrooms (inc one en-suite)
- Potential to extend/ modernise STPP
- Gas central heating (new boiler installed 2026)
- Please quote CW0111









Discover this charming four-bedroom detached character home, thought to be the original coach house for the Grange, nestled on a generous plot along a private, secluded road, offering picturesque countryside views. This property presents an exceptional opportunity to create a bespoke family residence within a highly sought-after location. A detached double garage and a spacious driveway provide ample off-street parking.

n.b The property description, video and particulars are issued in good faith and do not constitute representations of fact of form part of any offer or contract. The items referred to in the description, video or particulars should be independently verified by any prospective buyers.

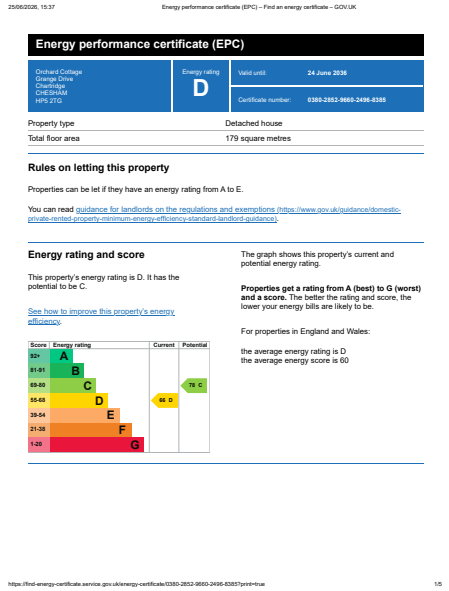




ORCHARD COTTAGE, HP5

APPROX. GROSS INTERNAL FLOOR AREA 2226.51 SQ FT / 206.85 SQ M. INC. GARAGE

CHRISWOOD. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2026.



25/06/2026, 15:37 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Orchard Cottage
Grange Drive
Chartridge
CHESHAM
HP5 2TG

Energy rating **D**

Valid until: **24 June 2036**

Certificate number: **0380-2852-9660-2496-8385**

Property type	Detached house
Total floor area	179 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2852-9660-2496-8385?print=true 1/5

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29