



Delightful barn conversion in Old Town peaceful setting

Coach House Barn, High Street, Amersham, Buckinghamshire, HP7 OEG

Freehold

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Living room • kitchen/dining room • cloak/utility room
• 4 bedrooms • 3 bath/shower rooms (inc 2 en suite)
• double garage • garden • EPC rating = E

Description

Coach House Barn is a former barn converted in the late 1980's to create a delightful home offering a wealth of charm and character. The deceptive layout offers an adaptable combination of rooms which provides four bedrooms if required, two ground floor and two first floor. The entrance door opens onto the open plan kitchen/dining room fitted with an extensive range of units with worktops and breakfast bar incorporating built in appliances. The heart of the property is the living room with its feature vaulted ceiling, brick fireplace and French doors onto the garden.

An inner hall provides access to two ground floor bedrooms plus bathroom, which could alternatively be used for hobbies or as a TV room for example. A staircase rises to a further bedroom with an en suite bathroom. The main bedroom with a well appointed en suite shower room is on the other side and accessed via a staircase from the dining area. There is an additional room ideal as a nursery, dressing room or study for example. There is access from this room to a large useful loft storage area with restricted headroom.

The property has the additional benefit of a large double garage with twin double doors and driveway parking for several cars. The garden area mainly laid to lawn with flower borders is at the front and is well screened for both seclusion and privacy.

Situation

Coach House Barn is located in Coldmoreham Yard, a small private courtyard at the western end of the historic High Street. It is therefore within a few hundred yards of the picturesque street scene of period buildings, boutique shops, coaching inns and restaurants. A Tesco Superstore is located at the other end of the High Street at the bottom of Station Road which leads up to Amersham on the Hill and the Metropolitan/Chiltern Line Station which provides a regular London commuter service to Baker Street/ Marylebone respectively.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





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Approximate Area 159.7 sq m / 1719 sq ft

Including Limited Use Area (14.5 sq m / 156 sq ft)

Garage 26.9 sq m / 289 sq ft

Total 186.6 sq m / 2008 sq ft

Contact

Savills Amersham

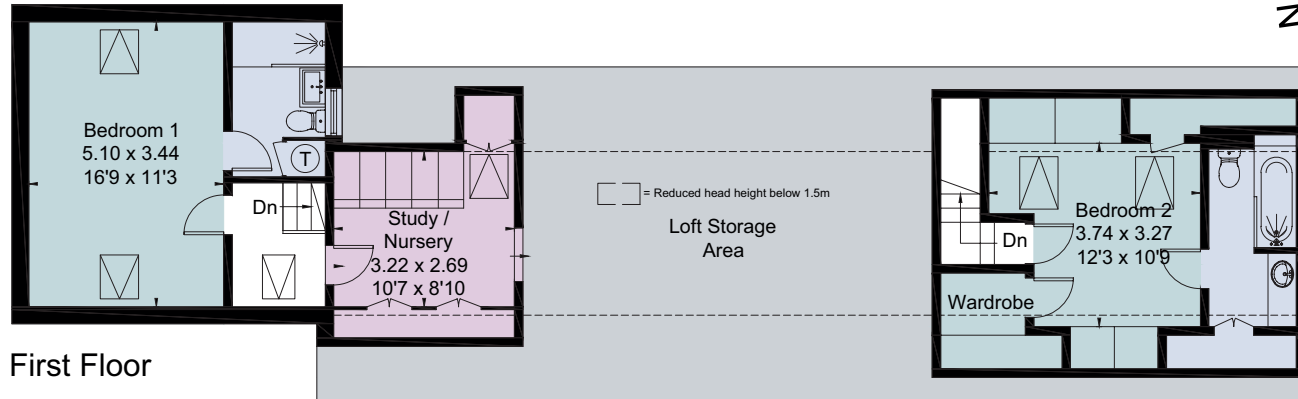
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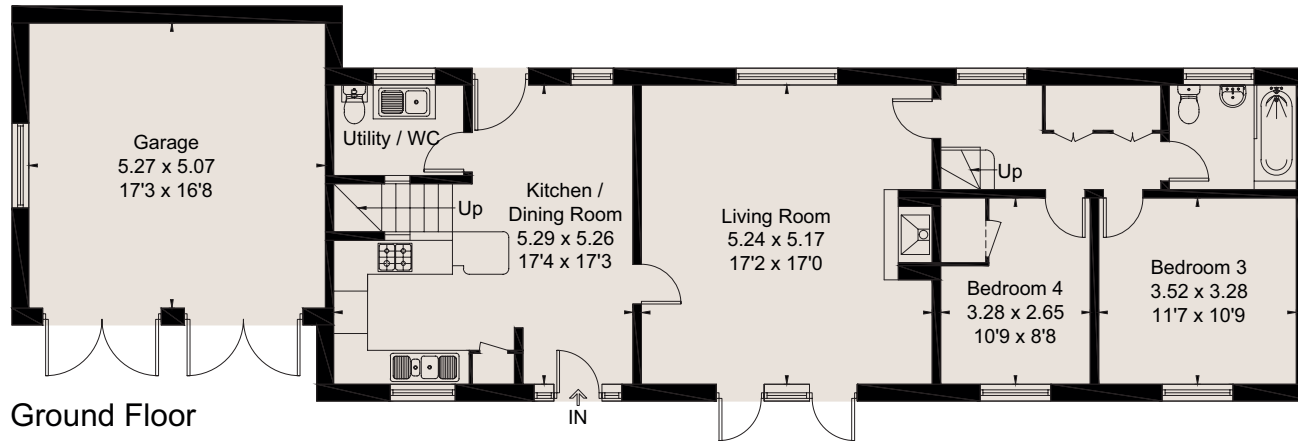


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First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220322NP

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