



Impressive residence within the historic Old Town

Town Farm Meadow, High Street, Old Amersham, Buckinghamshire, HP7 0ED

Freehold



Reception hall • cloakroom • drawing room • dining room
living room • study • conservatory • kitchen/breakfast
room • utility • 5 bedrooms • 4 bath/shower rooms inc. 3
en suites • double garage • about 0.4 acre • EPC = D

Description

Town Farm Meadow is an impressive modern detached property built for it's sole owners in the 1990's and later extended to create a substantial family home. The welcoming reception hall with a delightful conservatory at the far end provides access to the three generous reception rooms plus a study. The drawing room has a feature inglenook fireplace. The kitchen/breakfast room has an extensive range of fitted units with built-in appliances, worktops and large breakfast bar central island. The kitchen links to a separate entrance, utility room and double garage with a staircase to a studio/bedroom with an en suite shower room above, ideal as a potential annexe.

There are four further double bedrooms, the large master and guest bedroom benefitting with en suite dressing rooms and generous en suite bathrooms. There are pleasant balconies off the landing, second bedroom and a Juliette railing off the master. The well-established plot of about 0.4 acre provides a gravel driveway with plenty of parking and turning space in front of the double garage. The rear garden is beautifully landscaped with an extensive lawn well screened for privacy and an idyllic walled patio for al fresco entertaining.

Situation

Town Farm Meadow is positioned towards the top of a driveway that leads directly from the historic High Street with its picturesque street scene of period cottages, boutique shops, restaurants and coaching inns. A Tesco Superstore caters for everyday needs. Amersham on the Hill, about a mile away has the Metropolitan/Chiltern Line station offering a London commuter to Baker Street/ Marylebone respectively. The area is renowned for its educational facilities including Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in nearby Little Chalfont.

Tenure

Freehold

Local authority

Chiltern District Council

Energy Performance

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

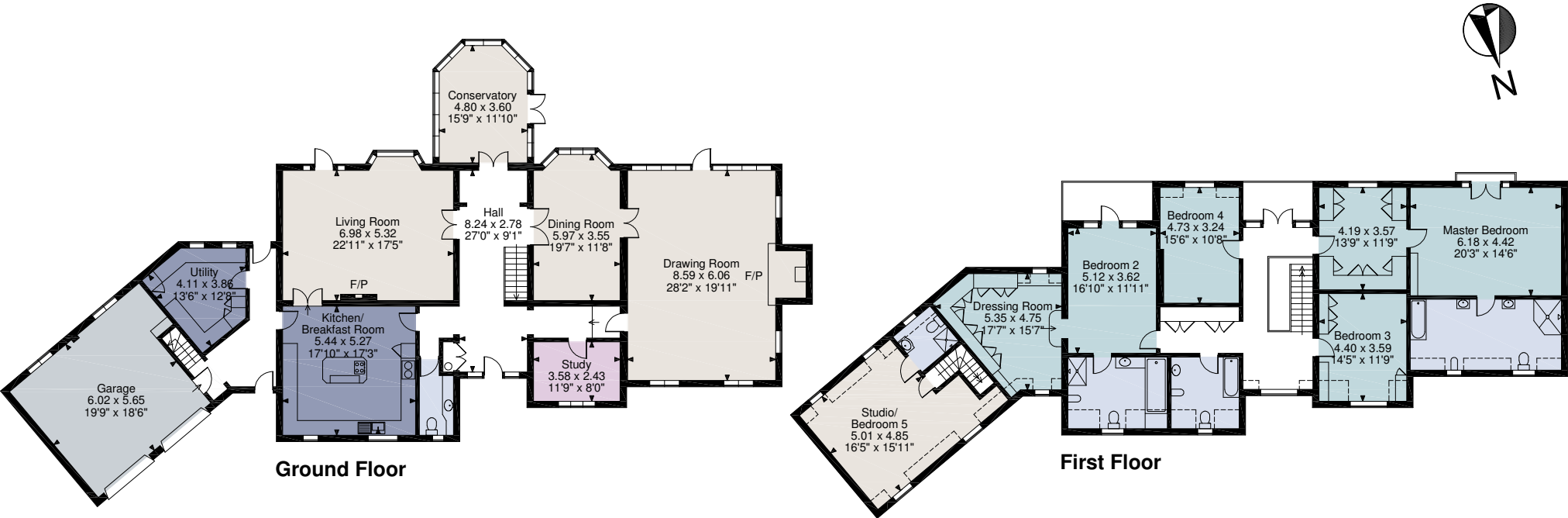
Viewing

Strictly by appointment with Savills.



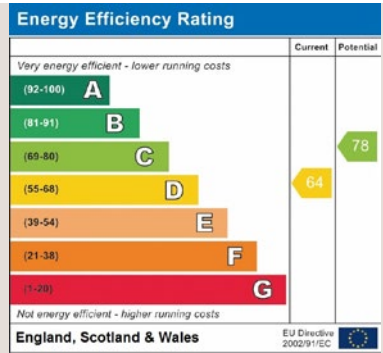


Town Farm Meadow
Main House gross internal area = 436 sq m/4,695 sq ft
Garage gross internal area = 39 sq m/421 sq ft
Balcony external area = 10 sq m/110 sq ft
Total gross internal area = 475 sq m/5,116 sq ft



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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