



Great potential in a sought after location

The Paddocks, Beamond End, Amersham, Buckinghamshire, HP7 0QT

Freehold



Lounge · kitchen/breakfast/dining room · secondary kitchen · master bedroom suite · 5 further bedrooms · 3 further bath/shower rooms · double garage with 2nd floor · outbuildings · plot of 1.25 acre · EPC rating E

Description

The Paddocks is a chalet style detached family home, originally built as a bungalow which has since been the subject of extension and alteration to create close to 3,500sqft of living space.

The property is now in need of modernisation but offers enormous scope for improvement and reconfiguration to suit any number of requirements or lifestyles, and with the potential for separate annexe accommodation currently in place.

Within the plot there is a newly constructed double garage with a matching 2nd floor over, ideal as a possible home office or studio. The building requires completion but presents a great opportunity to create ancillary accommodation to the main house, subject to planning.

A real feature of the property is the secluded plot which has been extensively landscaped, with various outbuildings including a workshop, stabling, and a fenced paddock. The plot extends to a little over 1.25 acres in total and enjoys a private position accessed over a short driveway which in turn leads to a large courtyard area giving access to the garage and main house.

Situation

The pretty hamlet of Beamond End is located close to the larger towns of Amersham and Beaconsfield.

Amersham on the Hill (a little under 5 miles away) offers a wide range of shopping facilities and restaurants as well as the Metropolitan/Chiltern Line station providing a regular London commuter service to Baker Street/Marylebone respectively.

The area is renowned for its excellent educational facilities from popular primary schooling to sought after grammar schooling including Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont.

Energy Performance

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

Viewing

Strictly by appointment with Savills.

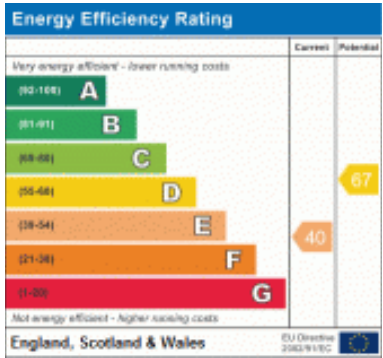




Approximate Area = 310.1 sq m / 3338 sq ft
Including Limited Use Area (24.8 sq m / 267 sq ft)
Garage = 146.7 sq m / 1579 sq ft
Garage Including Limited Use Area (12.2 sq m / 131 sq ft)
Outbuildings = 51.3 sq m / 552 sq ft
Total = 508.1 sq m / 5469 sq ft
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241404



For identification only. Not to scale. © 191109ML

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

