



Traditional family home with a large partly wooded plot

Moreton, Chiltern Road, Amersham, Buckinghamshire, HP6 5PH

Freehold



Hall • cloakroom • sitting room • lounge • conservatory
 • breakfast room • kitchen • utility room • study • 4
 double bedrooms (main with shower & wash hand basin)
 • family bathroom • separate WC • double garage with
 attached workshop/store • woodshed/store • pool house
 • swimming pool • gardens including woodland • in total
 about 0.7 acres • EPC = F

Description

Moreton is a 1920's built detached house, providing a traditional family home, with two formal reception rooms and a large double glazed conservatory addition, with a delightful outlook over the rear garden. A breakfast room links to the kitchen and utility room, with a small study at the far end. Upstairs there are four double bedrooms and a family bathroom, with the main also having a wash hand basin and shower cubicle.

A particular feature of the house is the wonderful plot of about 0.7 acre, with a wide road frontage of 82ft, giving scope with planning granted for significant extensions and alterations. The well established rear garden includes a heated swimming pool, well screened and enclosed by a picket fence. At the end there is an area of 'Bluebell' woodland, a haven for wildlife and adventure for children. A gate at the end leads to walks in lovely open countryside. There are a number of outbuildings, a workshop attached to the rear of the timber double garage and a further woodshed on the edge of the woods - also a restricted height cellar under the utility room.

Note: Planning permission was granted in 2019 for a part

two storey, part single storey rear extension, single storey front extension and replacement front dormer and alterations to roof. Changes to doors and windows. New Front Porch. Ref: PL/19/2403 FA

Situation

Moreton is located on a residential road, off Amersham Road, near Our Lady's RC Primary School and The Beacon, an independent day school for boys aged 4-13. Amersham on the Hill centre, with its shopping facilities including Waitrose and Marks & Spencer food halls, as well as a number of restaurants and coffee houses, is about a mile away. The Metropolitan/Chiltern line station provides a London commuter service to Baker Street/Marylebone respectively. Dr Challoner's Grammar School for boys, is also in Amersham with the High School for girls in nearby Little Chalfont.

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 198.1 sq m / 2132 sq ft

Cellar 14 sq m / 151 sq ft

Outbuildings 40.3 sq m / 434 sq ft

Garage 28.6 sq m / 308 sq ft

Total 281 sq m / 3025 sq ft



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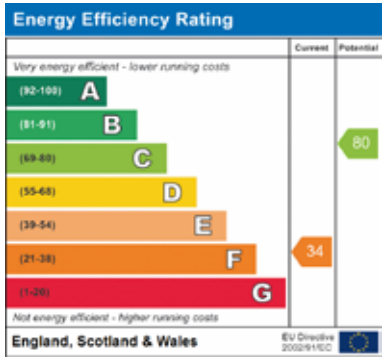
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