



Stunning new detached house in village setting

Nightingales, Magpie Lane, Coleshill, Buckinghamshire, HP7 0LS

Freehold



Entrance hall • cloakroom • study • sitting room
 • kitchen/dining/family room • utility room • 5 bedrooms
 • 4 bathrooms (inc. 3 en suite) • integral garage
 • landscaped gardens • EPC = B

Description

Nightingales is a brand new detached property, designed for multi-generational living and built to a high specification by Hitchambury Homes renowned for building exceptional family homes.

The entrance hall provides access to the more formal sitting room and study with double doors opening onto the superb kitchen/dining/family room providing wonderful open plan living and entertaining space. An attractive bay and bi folding doors overlook the rear garden. Doors off the hall also provide access to the utility room and integral garage.

There are three double en suite bedrooms on the first floor including the excellent master bedroom which also has an en suite dressing room as well as a well appointed contemporary bathroom.

A further staircase leads to the adaptable second floor which has been creatively designed as a further two bedrooms and bathroom or separate living for guests or au pair for example.

Specification includes

- UPVC sliding sash windows and aluminium bi fold doors
- Bespoke fitted kitchen with Quartzform worktops and breakfast bar island
- Integrated Siemens ovens,

induction hob, warming drawers, Liebherr larder fridge and freezer, wine fridge, Fisher & Paykel dishwasher drawers, Quooker hot water tap

- Contemporary well appointed bathrooms with Duravit sanitary ware, Grohe chrome fittings
- Ceramic tiling or fitted carpets
- Underfloor gas fired central heating to ground and first floor, radiators to top floor

Situation

Coleshill is a sought after Chiltern hill top village with its picturesque village pond setting and Red Lion public house, Church of England Infant School and common all providing a traditional village lifestyle. It is conveniently accessed from the A355 which links Amersham (Metropolitan/Chiltern Line) and Beaconsfield (Chiltern Line) centres both between 3 to 4 miles away offering a regular rail service for the London commuter. The area is renowned for its excellent education including a choice of popular grammar schools.

Tenure

Freehold

Viewing

Strictly by appointment with Savills.





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Approximate Floor Area 316.4 sq m / 3406 sq ft

Garage 18.4 sq m / 198 sq ft

Total 334.8 sq m / 3604 sq ft



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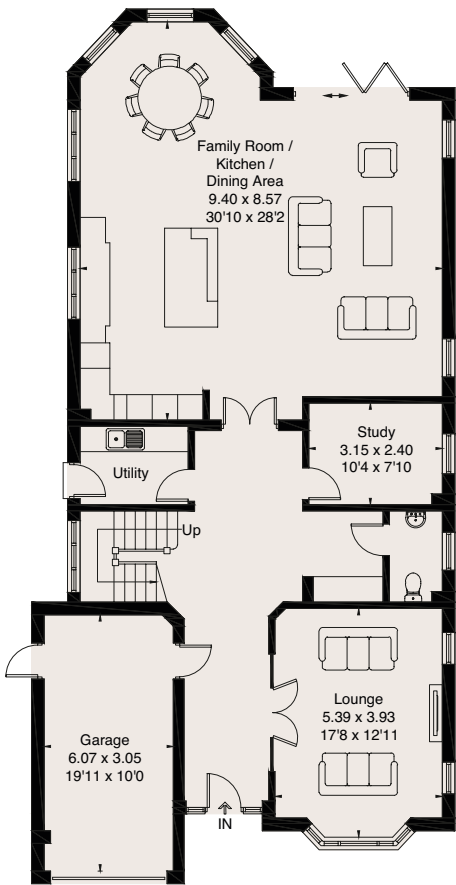
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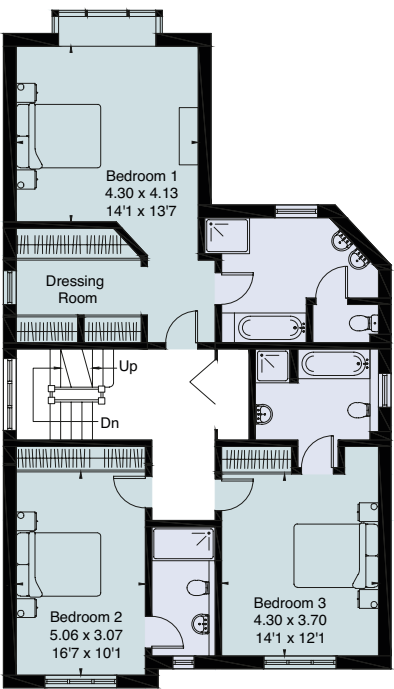
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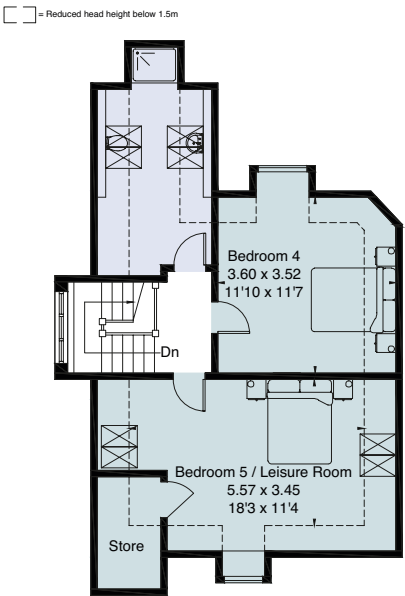
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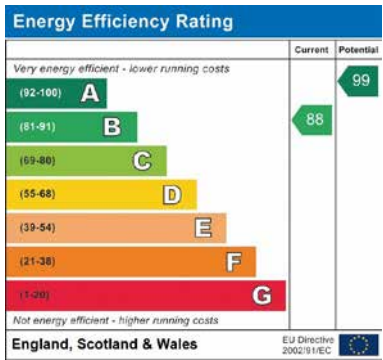
Ground Floor



First Floor



Second Floor



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