



Individual house in the heart of the village

Nedlands, The Hill, Winchmore Hill, Amersham, Buckinghamshire, HP7 ONY

Freehold



Reception hall • sitting room • kitchen/dining/family room • utility room • 4 bedrooms all en suite • self contained annexe with garden • rear garden • garage and exceptionally spacious driveway

Local information

Amersham Old Town 2.5 miles,
Amersham on the Hill 3.3 miles,
Beaconsfield 3.4 miles, M40 (J2)
5.2 miles, Heathrow (T5) 18.5
miles, central London (Baker
Street) 27.5 miles All distances
are approximate.

The desirable hamlet of
Winchmore Hill is in a designated
area of outstanding natural
beauty and surrounded by miles
of idyllic countryside. The village
common provides a play area for
young children, popular junior
football pitch with a local cricket
club close by on Horsemoor
Lane. Community social clubs
and meetings are held in the
well-used village hall and an
active Residents Association
organises events throughout the
year. Within the village there are
two popular public house/
restaurants, The Plough and The
Potters Arms both overlooking
the common and countryside
beyond.

Winchmore Hill is located off the
A404 which links Amersham to
High Wycombe, within 4 miles of
Amersham on the Hill, including
the Metropolitan/Chiltern Line
station for the London commuter.
Amersham Old Town with its
picturesque high street of period
buildings, boutique shops and
restaurants is within about 2
miles whilst Beaconsfield is about
3 miles away and offers a Chiltern
Line service to London
Marylebone.

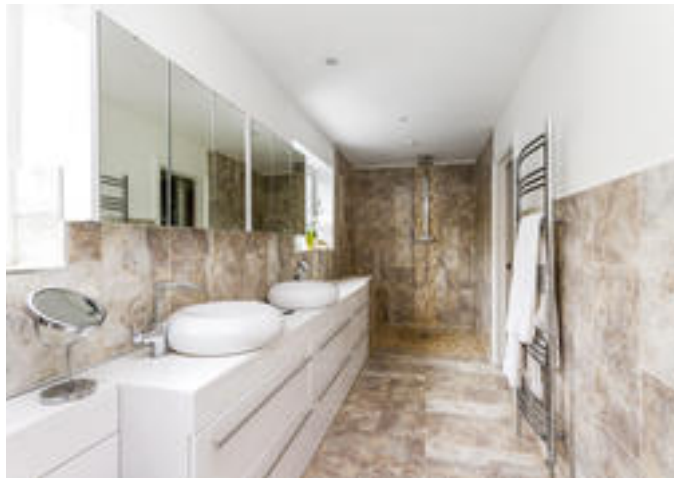
The area is renowned for its
excellent primary and secondary
schooling, including Dr

Challoner's Grammar School for
boys in Amersham & High School
for girls in Little Chalfont.

About this property

Nedlands is a highly individual
detached family home with a self
contained annexe with a garden
and patio, perfect for an elderly
relative or an au-pair. The annexe
could, however, be incorporated
back into the main house if
desired. In the main part of the
house a covered entrance porch
leads into the reception hall with
tiled flooring extending
throughout the ground floor, a
cloakroom, storage and stairs to
the first floor. Double doors
open into the sitting room with a
feature slate fireplace at one end
with an open fire. Two bay
windows overlook the frontage
and a bar area with seating is
ideal for home entertaining.
Across the hall is a spacious
kitchen//family/dining room
extending the length of the
house and perfect for family life.
To the front is a seating area and
to the rear a conservatory
provides a generous dining area,
giving access and lovely views
over the garden. The kitchen is
comprehensively fitted with gloss
units and a stone worktop
incorporating a breakfast bar for
informal dining. Appliances
include a 5 ring gas hob,
extractor, double oven, and space
for an American style fridge/
freezer. Lying off the kitchen is a
utility/boot room with fitted
units, space for appliances and
door access to the garden. The
self contained annexe is
approached from the side of the
property and includes a fitted





kitchen with a conservatory opening on to the garden, sitting room, bedroom with fitted wardrobes, and an en suite wet room.

On the first floor the central landing leads to the principal bedroom with two dressing rooms and an en suite bathroom and separate shower. There are three further bedrooms, all with well appointed en suite bathrooms, two with fitted wardrobes and one with access to the large loft area.

Outside

An undoubted feature of the property is its generous carriage resin driveway which is approached through metal gates and leads to the garage. The frontage is enclosed with fencing and hedging and features security lighting throughout. A gate to one side leads to the annexe and there is access to the rear garden of the main house on the other side. The rear garden features several patio and seating areas giving the ideal spot to relax and enjoy the garden. Additionally are areas of artificial grass interspersed with raised flower and vegetable beds and a freestanding tandoori oven/ barbeque. An enclosed chicken run and chicken shed lies at the rear of the garden, together with a large aviary, paint shed, gated storage area and a greenhouse. There is also door access from the garden into the garage with a roller door to the front. The garden is enclosed with fencing and mature trees giving a good deal of privacy.

Services

All mains services connected. Please note that none of the services have been tested.

Tenure
Freehold

Local Authority
Chiltern District Council

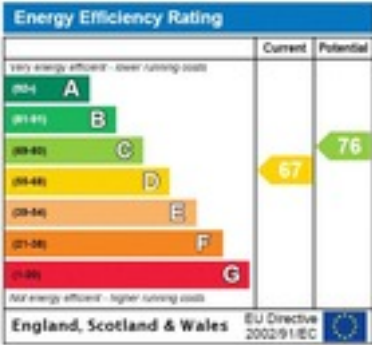
EPC rating = D

Viewing
Strictly by appointment with Savills

Approximate Area = 258.9 sq m / 2787 sq ft
Garage = 24 sq m / 258 sq ft
Workshop / Store = 6.1 sq m / 66 sq ft
Total = 289 sq m / 3111 sq ft
(Including Annexe / Excluding Void / Log Store)
Including Limited Use Area (14.9 sq m / 160 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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