



Well presented village home with planning permission

Janeve, Coleshill Lane, Winchmore Hill, Amersham, Buckinghamshire, HP7 0NR

Freehold



Reception Hall • sitting room • kitchen/dining room • 3 bedrooms • family bathroom • driveway and garage • front and rear gardens, about 1/5th acre in all • planning permission for 2 additional bedrooms and en suite

Local information

Amersham Old Town 2.7 miles,
Amersham on the Hill 3.5 miles,
Beaconsfield 3.5 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 3.5 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 2.7 miles whilst
Beaconsfield is about 3.5 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

Located in the heart of this lovely
village, Janeve is a well presented
single storey detached home set
back from the road in a generous
plot of about a fifth of an acre.
The house offers scope for
extension with planning
permission for a front extension
of two additional bedrooms and
an en suite.

The front door opens into a
welcoming reception hall giving
access to the living and bedroom
accommodation. Solid oak wood
flooring extends into the dual
aspect sitting room with a bay
window, overlooking the
attractive front and rear gardens,
and a decorative fireplace with
an open coal fire. The kitchen/
dining room is light and spacious
with Karndean flooring and
plenty of space for a large dining
table. The kitchen is fitted with a
comprehensive range of units, a
dual range cooker with seven gas
burners, extractor and space for
further appliances. In the dining
area are large side windows, with
double doors opening out on to
the terrace, giving wonderful
views over the garden.

The principal bedroom is to the
front with a wall of mirrored
wardrobes. There are two further
bedrooms and all are served by
the family bathroom, with a bath,
separate shower and underfloor
heating.





Outside

The property is approached onto a gravel driveway with parking for several vehicles, and leads to a garage to the side. There is a generous frontage with a lawn area, flower beds and bounded by fencing and hedging. Gated access on both sides leads to the rear garden which is mainly laid to lawn with a small ornamental pond and well stocked beds and borders, interspersed with mature trees and a fine plum tree. The garden benefits from a large workshop, summer house and potting shed giving useful additional storage. A generous terrace wraps around the house giving several areas to sit and enjoy the garden and is perfect for outside entertaining. The garden is enclosed with fencing and high hedging.

Services

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

Tenure

Freehold

Local Authority

South Bucks District Council

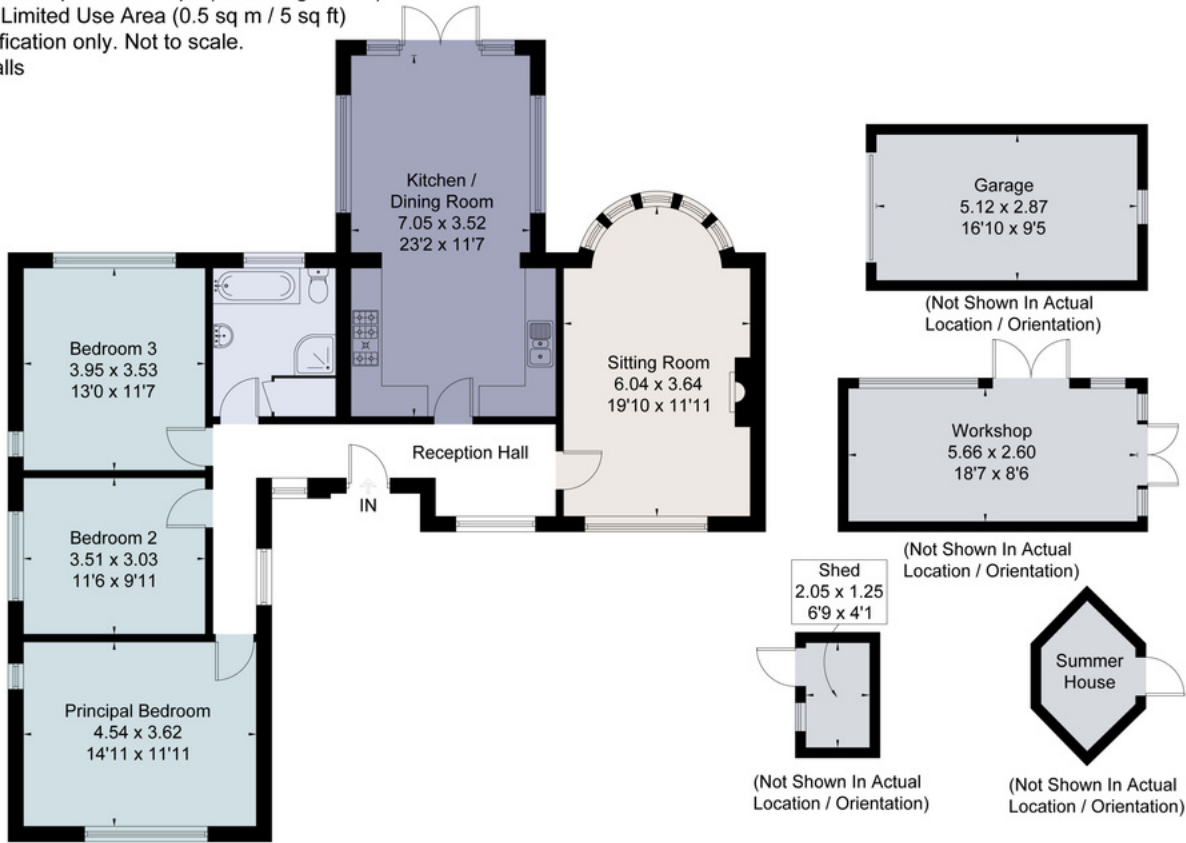
EPC rating = D

Viewing

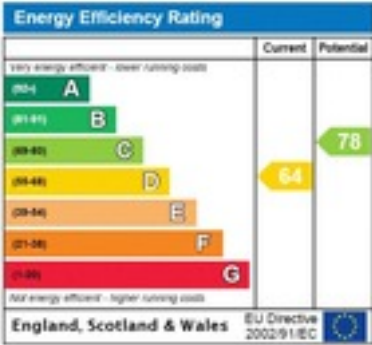
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Approximate Area = 111.4 sq m / 1199 sq ft
Garage = 14.7 sq m / 158 sq ft
Outbuilding = 3.7 sq m / 40 sq ft
Total = 129.8 sq m / 1397 sq ft (Excluding Sheds)
Including Limited Use Area (0.5 sq m / 5 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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