

Hamptons

INTERNATIONAL



Amersham, HP7

6  4  6 

GUIDE PRICE

£2,650,000

(£2,650,000)

Property details



Key features

- **Spacious Detached Family Home**
- **Modern Interiors**
- **Six Double Bedrooms**
- **Four Bath/Shower Rooms (Two En S**
- **Drawing Room**
- **Open Plan Kitchen/Breakfast Room**
- **Family Area**
- **Dining Room**
- **Music Room**
- **Entrance Hall**

Amersham, HP7

6  4  6 

GUIDE PRICE

£2,650,000

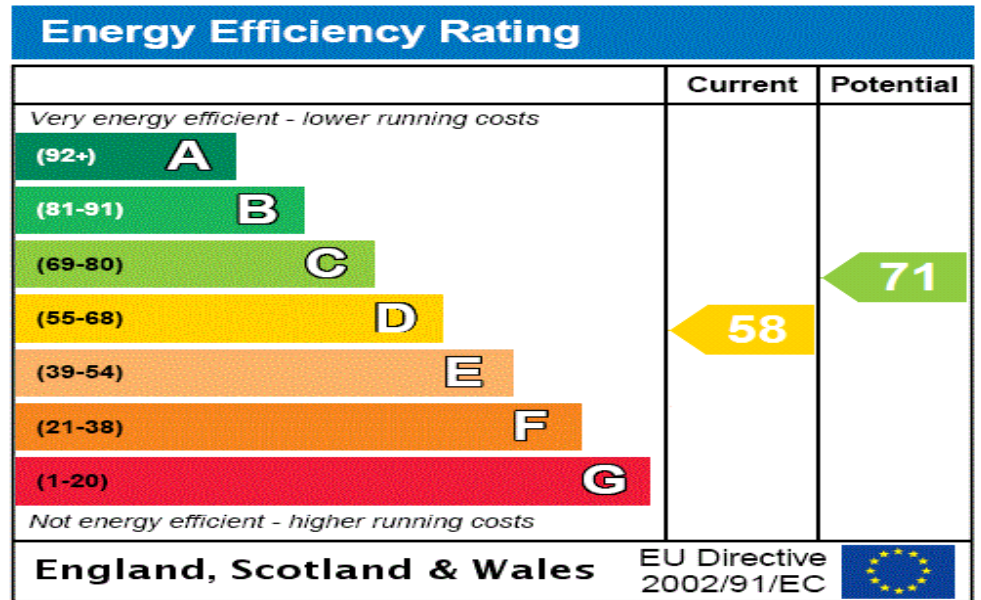
(£2,650,000)

Description

A charming 6 bedroom home overlooking the picturesque village green in the heart of Penn Street with spacious accommodation totalling in excess of 5,000 sq.ft. Offered to the market with the benefit of no onwads chain. Woodlands is a substantial family home of over 5,000 sq.ft. situated in a prime position within this popular Chilterns village. Along with its neighbours, Woodlands fronts onto the village green and cricket pitch in an idyllic, quintessential English setting. The handsome house, of red brick construction, is set well back from the road, behind mature trees and an imposing gated entrance, giving it a secluded and private feel. The setting, within the spectacular Chiltern Hills AONB, is peaceful and green, and there are many footpaths locally for exploring the area. The house is believed to be built in the 1920s and is very well proportioned, with generous room sizes throughout, high ceilings and large windows which flood the interiors with excellent natural light. With its multiple reception rooms and six double bedrooms, the house is ideally suited to family life and is perfectly equipped for large family gatherings and celebrations. The house is in beautiful decorative order throughout, seamlessly blending attractive period features with modern fittings. The impressive plot offers future owners plenty of potential to extend and enhance subject to the usual permissions. The accommodation is arranged over three floors and is accessed on the ground floor by a welcoming entrance hall, which leads to the formal reception rooms: a dining room, large double aspect drawing room with adjoining conservatory, and the study. There is also a generous open plan kitchen/breakfast room and family area, with the kitchen having a large dual gas and electric AGA. The kitchen also benefits from a utility room and walk in pantry. To the rear of the house there is a wonderful music room with a vaulted ceiling and a stunning glazed gable end which frames the attractive garden views. There is also a boot room, a storage area, boiler room and a cloakroom. On the first floor there are four double bedrooms including the main bedroom with its en suite bath/shower room. The guest bedroom also benefits from an en suite bathroom. The remaining two bedrooms share a Jack & Jill bath/shower room. There are a further two double bedrooms and a shower room on the second floor as well as several attics for storage. Outside The property is set within a well-secluded plot of 0.73 acres with views of open countryside to the front and rear. Approached through a gated entrance, with both vehicular and pedestrian gates accessed via a security entry phone. The drive is an excellent size and has parking for several vehicles, plus additional parking within a detached double garage which has a flexible first-floor space currently used as an office (also suitable as a gym). Gated accesses to both sides of the house lead to the rear garden which is enclosed by mature trees and hedges with far reaching views over open countryside beyond the boundary. Several well-established borders and shrubs provide seasonal interest whilst the large paved terrace is ideal for outside entertainment. The current owners have created a second lawned area enclosed by post and rail fence which is dog safe and has a useful garden shed. Situation The property is situated in the picturesque village of Penn Street, which has a sought after primary school, two public houses & gin distillery, local gym, a renowned church with its landmark steeple, village green and Penn Wood with 435 acres of ancient woodlands in the Chilterns Area of Outstanding Natural Beauty. The nearby towns of Amersham and Beaconsfield provide a comprehensive range of shopping and recreational facilities together with excellent schools at primary and secondary/grammar level. For the commuter, services to London Marylebone are provided at Beaconsfield and Amersham, whilst Amersham also offers a Metropolitan Line service to Baker Street and the City. The M40 at junction 2 (Beaconsfield) is some 7 miles distant, connecting to the Midlands, London and the M25.







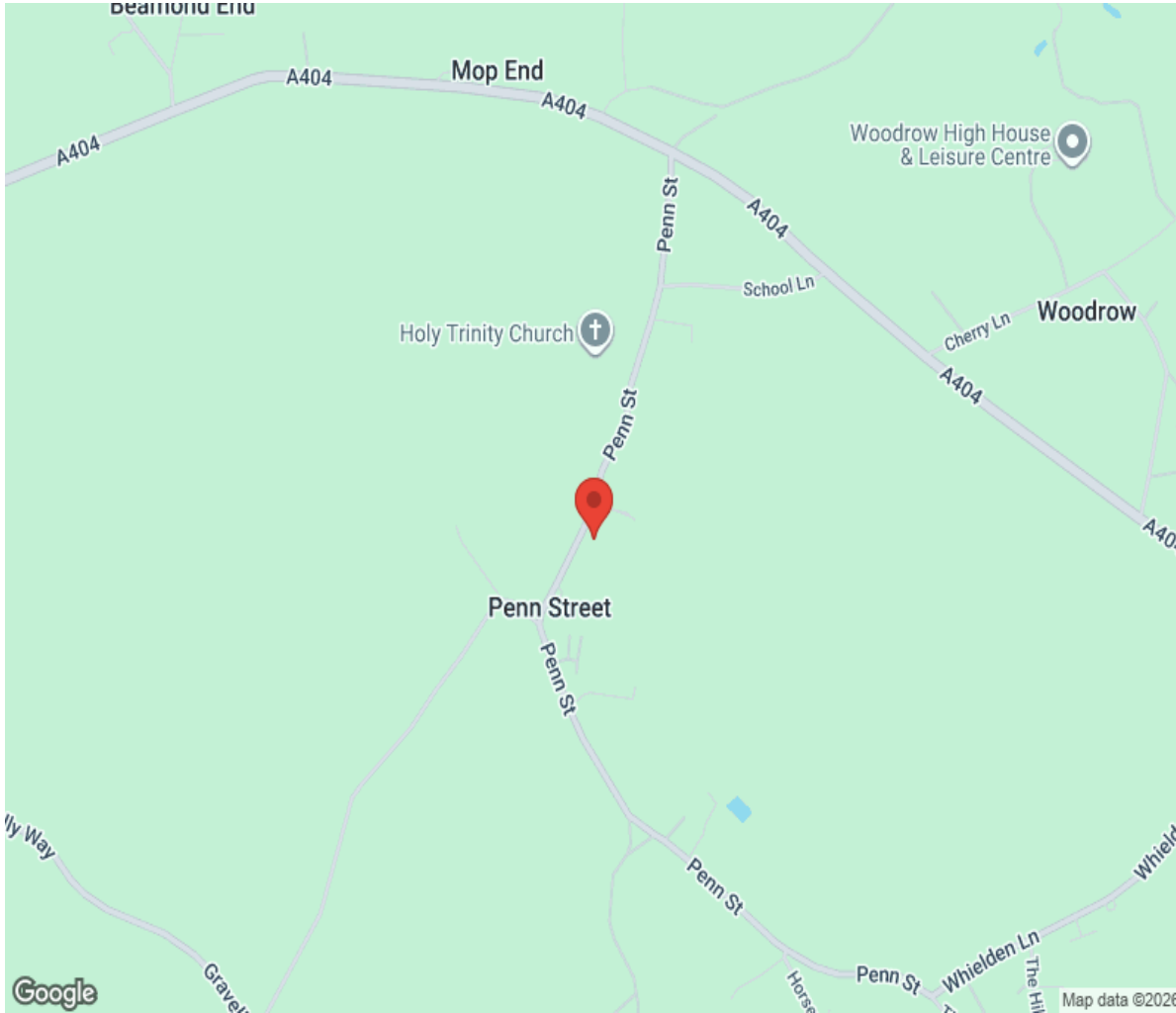
Floor plan

Garage = 62.7 sq m / 675 sq ft
Total = 531.3 sq m / 5719 sq ft
Including Limited Use Area (47.3 sq m / 509 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com