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Village Road | Coleshill | Amersham | HP7 0LR

Guide Price | £675,000

Property Features

- Detached Cottage with Potential to Enlarge
- NO ONWARD CHAIN
- Sitting Room and Dining Hall
- Fitted Kitchen with Potential to Extend
- 3 Good Sized Bedrooms
- Principal Bedroom with Large Dressing Room
- Family Bathroom and D.S. Cloakroom
- Gardens to Front and Patio to the Rear
- Parking and Garage
- Amersham Train Station just 2.7 miles

Full Description

Located in one of South Buckinghamshire's most sought after village lies this 3 bedroom detached Cottage that benefits from No Onward Chain and Full Vacant Possession.

The Accommodation Comprises:

Entrance Porch, Downstairs Cloakroom, Dining Hall, Good Sized Double Aspect Living Room, Fitted Kitchen that has the possibility of making larger by extending in to the Garage. to the first floor there is 3 good sized bedrooms with the Principal Bedroom having a large walk in Wardrobe that could be turned in to an ensuite. There is also a Family Bathroom.

Outside there is a small patio to the rear that is very secluded, a garage which is accessed off the private road to the side, and the main garden is to the front of the house which is quiet and enclosed by mature hedging giving a high degree of privacy.

Parking is to the side for a small car and garage.

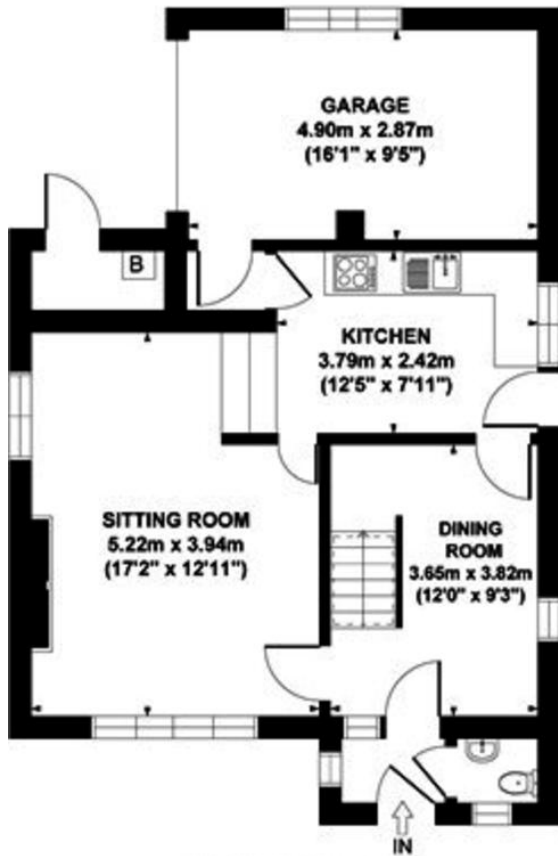
Coleshill

The village of Coleshill nestles high in the Chiltern Hills between Amersham and Beaconsfield. Coleshill can trace its roots to the early Roman occupation of Britain. Positioned on a hill, Coleshill is one of the highest villages in the Chilterns. With natural springs providing fresh water this made an ideal strategic place for an early encampment. Coleshill village centre was designated as a conservation area in 1992. (Coleshill Website) The Coleshill C of E Infant School is regarded as a very good school locally.

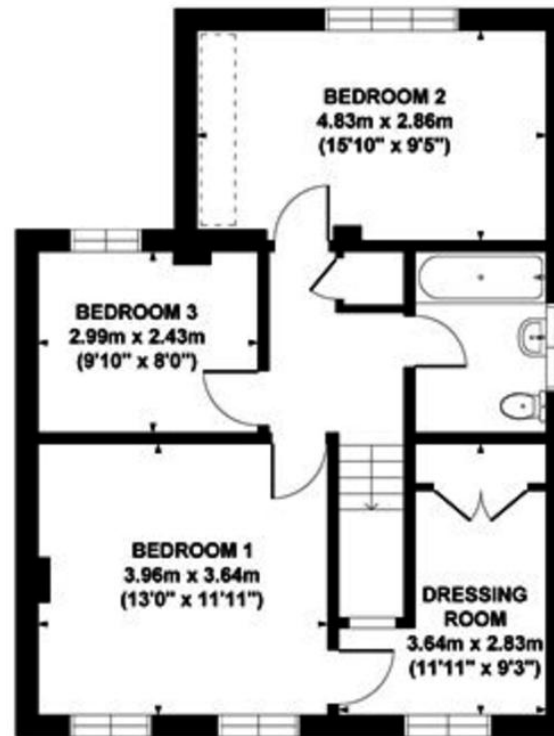
Coleshill is conveniently located not far from Amersham (2.7m) where there is a regular train service to London via the Met Line. The schooling is very well sought after with both Dr Challoners Schools for Boys and Girls being a particular pull to the area.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 62 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M

ROMANY COTTAGE, VILLAGE ROAD, COLESHILL, HP7 0LR
APPROX. GROSS INTERNAL FLOOR AREA 120 SQ M / 1295 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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Kingsmead Business Park
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements