

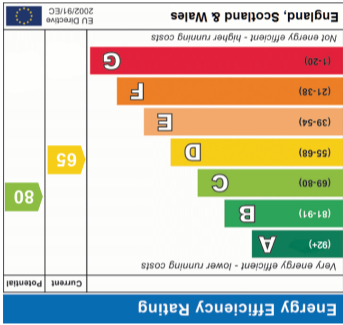
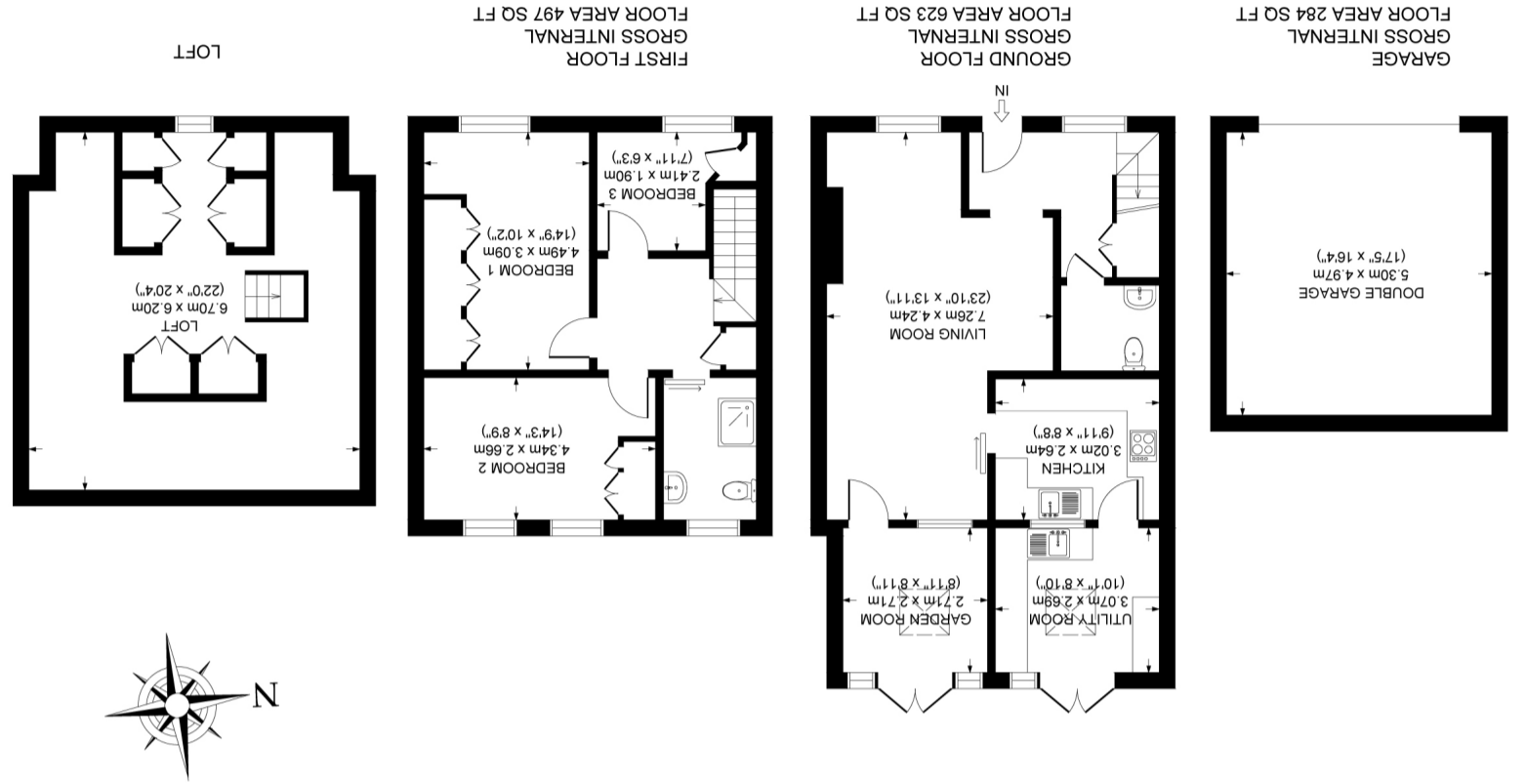
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 130 SQ FT / 1404 SQ M INCL. GARAGE (EXCL. LOFT)  
 2 GLEBE HOUSE, WINDMILL HILL, COLESHILL, HP7 0LZ



2 Glebe House | Windmill Hill | Coleshill | Amersham | Buckinghamshire | HP7 0LZ

£750,000

**JOHN NASH & CO.**

Village Location | Three Bedrooms | Two Reception Rooms | Parking and Garage | Loft Conversion Potential (STPP) | Area of Outstanding Natural Beauty | NO CHAIN





Glebe House is a spacious mid-terraced house set in this sought-after Chiltern Village between Amersham and Beaconsfield. The property overlooks the common to the front and far-reaching views to the rear of the first floor. The property offers well planned accommodation with scope to convert the extensive loft area, subject to planning permission.

**Porch**

**Sitting Room**

Open fireplace with Adam style carved wood surround and slate hearth, woodblock flooring, three radiators, TV point, glazed door to:

**Garden Room**

Radiator, skylight window, glazed casement doors to garden.

**Kitchen**

Single drainer stainless steel sink unit set in laminate surround with cupboard below and integrated Neff dishwasher, further store cupboard and double wall cupboard, matching worktop incorporating four ring gas hob unit with drawer stack below and range of cupboards above. Bosch oven with storage above and below, space to one side for refrigerator, glazed door to:

**Utility Room**

Single drainer stainless steel sink unit set in laminate surround with cupboards below, plumbing for washing machine, further store cupboards one housing Worcester gas fired boiler, water softener, radiator, skylight window, glazed double door to garden.

**Cloakroom**

White suite of WC, wash hand basin with cupboard below, radiator.

**Landing**

Radiator, hatch to loft space with extendable ladder leading to extensive loft space with storage cupboards, hot water cylinder with immersion heater, light and power point. The loft has scope to extend, subject to necessary permission, linen cupboard.

**Bedroom 1**

Three double built-in wardrobe cupboards with store cupboards over, radiator, views over the common.

**Bedroom 2**

Triple built-in wardrobe cupboard with store cupboards over, two radiators, stunning views towards the open countryside passed the windmill.

**Bedroom 3**

Wardrobe cupboard, radiator.

**Shower Room**

Shower with glazed door and screen, wash hand basin with cupboard below, WC, fully tiled walls, chromium heated ladder towel rail, medicine cabinet with fitted lighting.

**OUTSIDE**

The front is approached over a wide tarmac driveway with ample parking. A driveway to the side of the property leads to the two-car garage. The rear garden is enclosed by a brick wall and is laid to brick paving with well stocked shrub borders. Two car garage with metal up and over door with electric light and power point.

**Council Tax Band G £3,546.26**

**Location**

Coleshill Village is designated as an Area of Outstanding Natural Beauty with neighbouring towns of Amersham and Beaconsfield nearby to easily access an extensive selection of shops, restaurants and amenities. Coleshill itself offers an infant school, duck pond, windmill and popular pub. Train stations are located at both Amersham and Beaconsfield with Amersham providing service on both the Chiltern and Metropolitan lines. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in nearby Little Chalfont.

