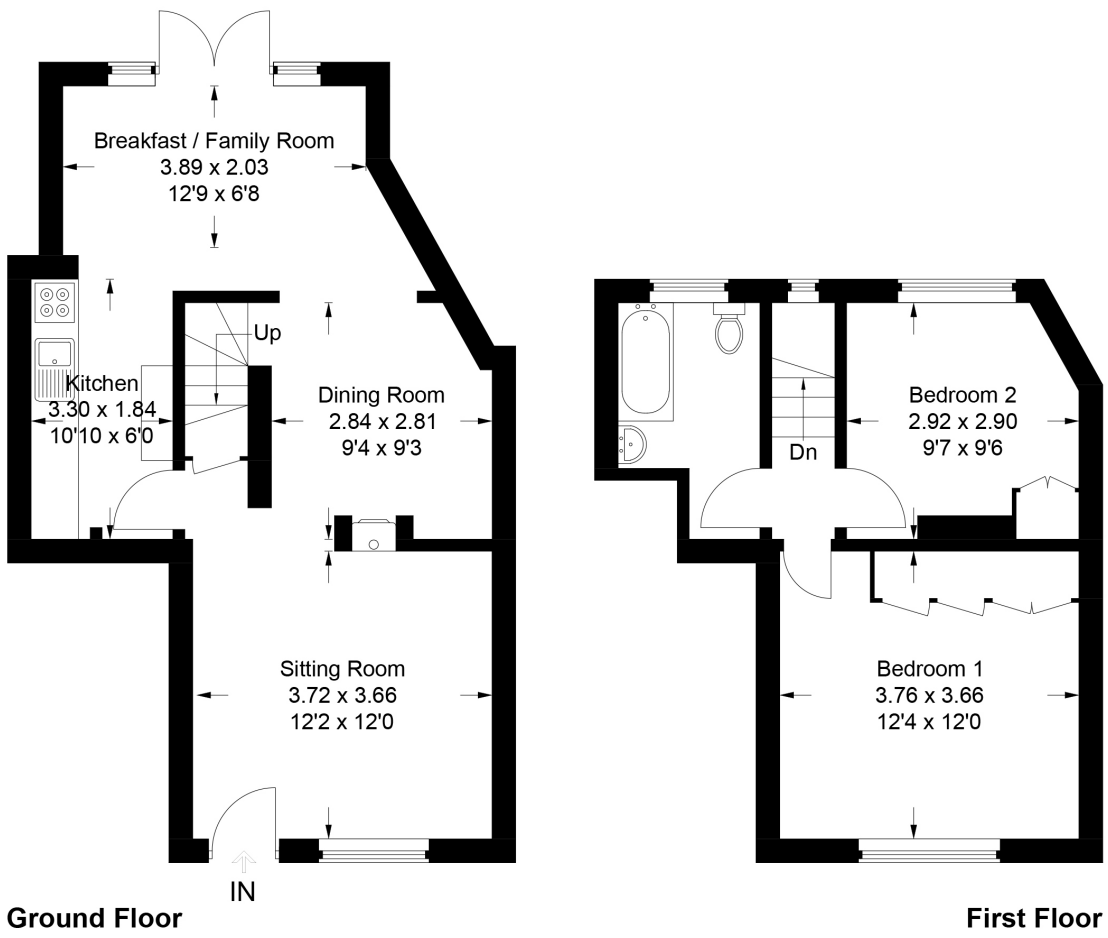
Hope Cottage | 42 Whielden Street | Amersham | Buckinghamshire | HP7 0HU

£549,950

JOHN NASH & CO.

BEAUTIFUL GRADE II LISTED PERIOD COTTAGE | TWO BEDROOMS | FEATURE FIREPLACE WITH LOG BURNER | PRETTY COTTAGE GARDEN | MODERNISED WITH CHARMING PERIOD FEATURES | LOCATED IN THE HEART OF OLD AMERSHAM

Approximate Gross Internal Area
Ground Floor = 43.6 sq m / 469 sq ft
First Floor = 30.8 sq m / 331 sq ft
Total = 74.4 sq m / 800 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Hope Cottage is a pretty Grade II listed 17th century period cottage in immaculate condition set in the picturesque Old Town of Amersham. The property has been sympathetically modernised over recent years with new roof, hand-made windows and bespoke front door, a wealth of exposed beams and pretty part-walled cottage style garden. Engineered oak strip flooring to the ground floor reception rooms.

Sitting Room

Delightful character room with log burning stove and flagstone hearth, exposed timbers to ceiling, built-in bespoke shelving for TV and audio. Storage cupboard under stairs.

Dining Room

Spacious open plan area with flagstone hearth. Staircase to first floor, wide opening to:

Breakfast/Family Room

Sunny open aspect room with contemporary vertical radiator, two Velux skylights, downlighting, double glazed casement doors and side windows opening out to patio and cottage garden.

Opening to:

Kitchen

Cream Shaker-style cottage kitchen with ample cupboard space. Solid wood worksurfaces and space for cooker with stainless steel splash-back. Single drainer stainless steel sink unit with plumbing for washing machine. Feature exposed beam upright with quarry tiled flooring, concealed under cupboard lighting, recessed downlights, and latch door to dining room.

FIRST FLOOR

Landing

Hatch to insulated and substantial boarded loft space with extendable wooden ladder and modern gas combination boiler.

Bedroom 1

Latch door opening to a stunning vaulted room with exposed timbers and beams, range of triple wardrobe cupboards with storage area above, secondary glazed window.

Bedroom 2

Latch door opening to a spacious second bedroom with double wardrobe cupboard, secondary glazed window with views over the rear garden.

Bathroom

Modern white suite of paneled bath with Triton shower unit and circular shower rail and curtain, pedestal wash hand basin, WC, part tiled walls, wood effect strip flooring, tall heated ladder towel radiator with independent electric override, shelved linen cupboard.

OUTSIDE

Garden

A most attractive part-walled cottage garden having an Easterly facing aspect with crazy paved patio and brick steps leading onto a lawned area with timber edging and well stocked flower and shrub borders, with mains connected soft border lighting.
Further area of patio to the rear of the garden with timber store shed.
Outside tap, bin store and side gate to access right of way to the front.

LOCATION

Old Amersham is famous for its period houses and also provides a selection of shopping boutiques and facilities including Whistles, Hobbs, Phase Eight and a Tesco superstore. There are two hotels and a good variety of restaurants and independent coffee shops. At nearby Amersham-on-the-Hill, there is a railway station with services to London (Baker Street, The City and Marylebone). Easy access is available to the M4, M40 and M25 Motorways.