

Ground Floor

Family / Dining Room
5.36 x 3.63
17.7 x 11.1

Kitchen / Breakfast Room
6.02 x 4.09
19.9 x 13.5

Sitting Room
3.78 x 3.51
12.5 x 11.6

First Floor

Bedroom
3.89 x 3.12
12.9 x 10.3

Bedroom
3.76 x 3.55
12.4 x 11.8

Bedroom
12.4 x 11.8
3.76 x 3.55

Shed
3.47 x 2.35
11.5 x 7.9

Approximate Cross Internal Area

Ground Floor = 86.9 sq m / 935 sq ft

First Floor = 64.5 sq m / 694 sq ft

Shed = 8.1 sq m / 87 sq ft

Total = 159.5 sq m / 1716 sq ft

Energy Efficiency Rating

Energy Efficiency Rating	
Current	Potential
85	93

Illustration for identification purposes only.
Measurements are approximate, not to scale.
© CJ Property Marketing Produced for John Nash & Co

Dewsbury | 44 Stanley Hill | Amersham | Buckinghamshire | HP7 9HL

£885,000

Stylish & Thoughtfully Designed Home | Open Plan Kitchen/Dining/Family Room | Three Double Bedrooms | Vaulted Family Room | Garden Backing onto Woodland | High Specification Home and Beautifully Presented | Built and Crafted by Well Regarded Local Builder - Paul Clark

JOHN NASH & CO.



John Nash & Co are pleased to welcome to the market this stunning three bedroom semi detached home, designed and built by Paul Clark, a name synonymous with quality craftsmanship in the Amersham area. Built to exacting standards with modern fittings including Neff kitchen appliances and a Bora hob system, stylish finishes and a layout ideal for both everyday living and entertaining, this home offers versatility for families, professionals or downsizers alike.

Ground Floor

This home of exceptional quality and design is evident upon entering the spacious entrance hall with bespoke understairs storage. You are immediately drawn into the bright and airy open plan living space which is without a doubt the heart of the home! The high spec kitchen offers an abundance of kitchen storage with premium integrated Neff appliances and a Bora cooktop extractor system. The kitchen flows seamlessly into the dining area which overlooks the sunken family room with steps down to an expansive space set beneath an impressive and soaring ceiling above with skylights. Natural light floods this whole space as it also opens up onto a fabulous garden backing directly onto beautiful woodland.

The additional ground floor accommodation includes a second reception room ideal as a quiet, relaxing space in the home. There is a utility room fitted with more storage cabinetry, the underfloor heating controls, space for a washing machine and dryer and side door to the property. Finally, a good size cloakroom rounds off the ground floor accommodation.

First Floor

A good size landing leads to three double bedrooms with the main bedroom featuring bespoke wardrobe cupboards and a modern ensuite shower room. The family bathroom is also contemporary and features both a bath and a separate shower. Both bathrooms have underfloor heating. Access to the loft is from one of the bedrooms which offers excellent storage space that is boarded and with a pull down ladder and light.

Outside

Boasting an attractive 'curb appeal', the house is set back from the road, surrounded by privacy hedging and offers ample parking for several vehicles. A wide side access offers more space and leads to the private garden and patio perfect for morning coffee, childrens play, entertaining and exploring the serene woodland to the rear.

Location

Stanley Hill is set in the picturesque Chiltern Hills and boasts a convenient location within Amersham offering a wide variety of shops, restaurants and coffee shops as well as the Train Station with both the Chiltern and Metropolitan Lines. Motorways are easily accessible with the M25 and M40 providing access to London, Heathrow and Oxford. Nearby in the historic Old Town of Amersham are stunning red brick 16th century properties with a mix of boutique shopping inns and restaurants. There are parks and gardens to enjoy in Amersham along with access to the countryside with footpaths to explore. Education is well catered for with schools for all ages with The Amersham Secondary School in close walking proximity. Dr Challoner's Grammar School (boys) is located on Amersham on the Hill and Dr Challoner's High School (girls) is at Little Chalfont. Private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

Council Tax Band F £3,548.29 2025/2026 Rates

