



Sandacres | 5 The Willows | Chesham Bois | Amersham | Buckinghamshire | HP6 5NT

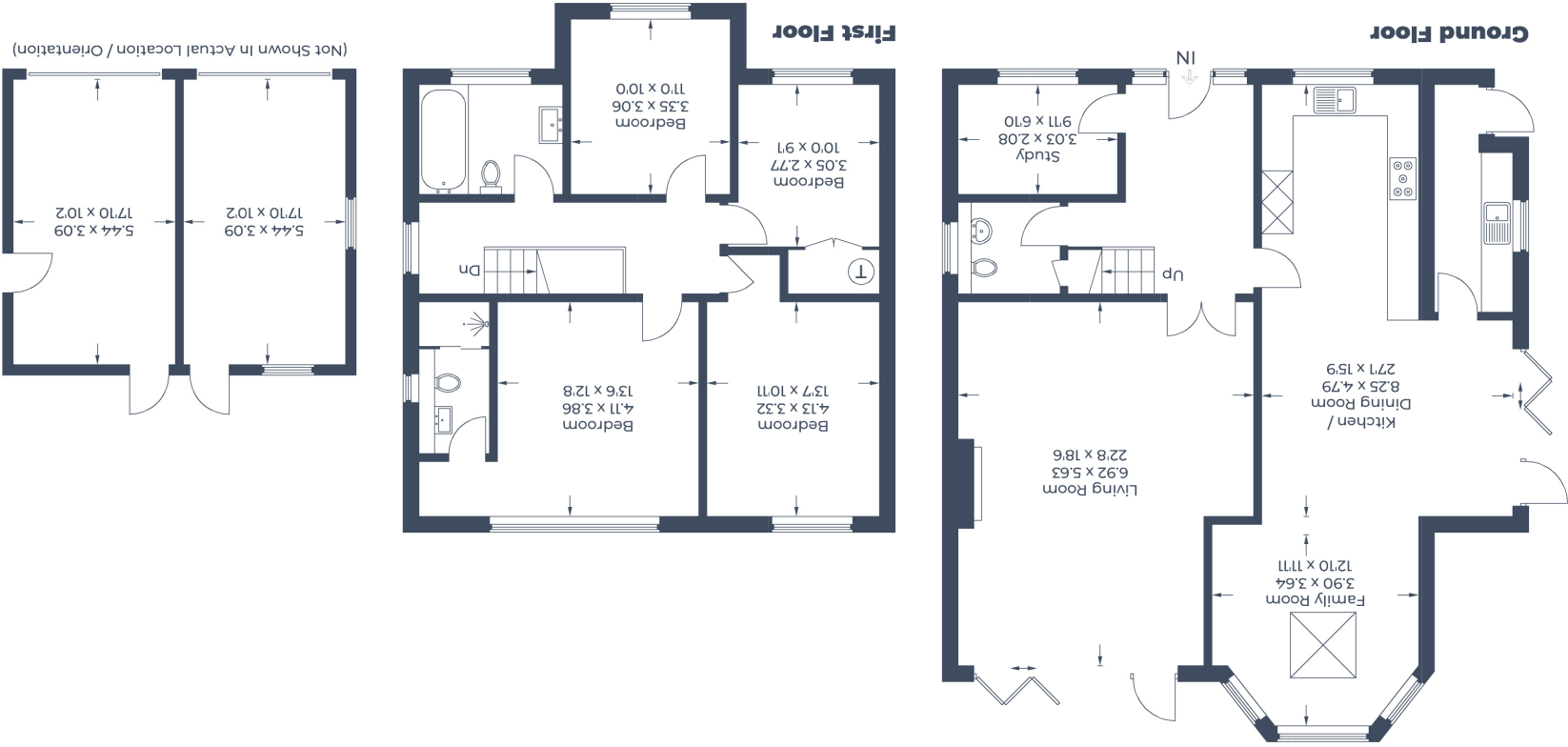
£1,850,000

JOHN NASH & CO.

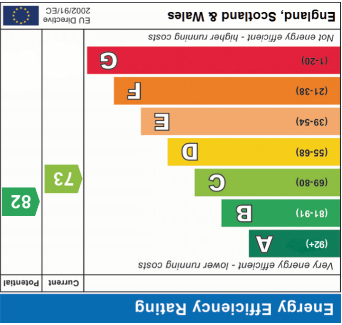
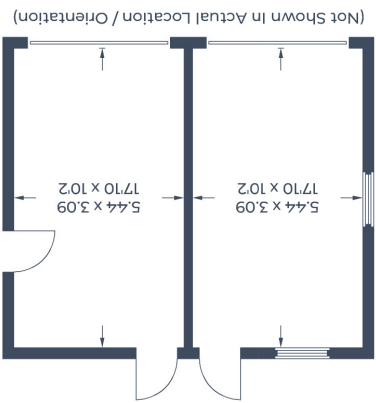
IMMACULATE FOUR BEDROOM DETACHED HOUSE | OPEN PLAN GROUND FLOOR LAYOUT | PICTURESQUE AND SIZEABLE REAR GARDEN | PRIME AMERSHAM LOCATION IN LEAFY CUL-DE-SAC

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Approximate Gross Internal Area
Ground Floor = 116.1 sq m / 1,250 sq ft
First Floor = 76.4 sq m / 822 sq ft
Outbuilding = 34.6 sq m / 372 sq ft
Total = 227.1 sq m / 2,444 sq ft





An EXCEPTIONAL four-bedroom DETACHED residence, meticulously designed to offer both indoor and outdoor luxury living areas. This wonderful home boasts expansive living spaces, four double bedrooms and is set within a prestigious and tranquil setting. The property enjoys beautifully landscaped gardens, a private driveway, and two garages — all within easy reach of excellent schools and transport links along with all the amenities of Amersham town centre.

The Property

Nestled in a highly sought-after and rarely available cul-de-sac, this immaculate four-bedroom detached residence offers a perfect blend of modern luxury and classic charm. Tastefully modernised throughout, the home boasts superb kerb appeal with its manicured lawn, raised beds, welcoming storm porch, and private driveway.

Ground Floor

Step inside a light-filled entrance hall adorned with cream tiled flooring, setting the tone for the bright and airy ambiance that flows throughout the property. To the front, a versatile study offers the ideal space for home working, accompanied by a contemporary cloakroom. The generously sized lounge features a coal-effect gas fire as its focal point and opens via sleek bi-fold doors onto the spectacular rear garden, seamlessly blending indoor and outdoor living.

The heart of the home lies in the modern, open-plan kitchen and dining area. Recently updated, the kitchen is equipped with high-quality appliances including new ovens, an induction hob, integrated dishwasher, and ample storage via floor and ceiling units. The cream tiled flooring continues into the adjacent dining space, which also benefits from bi-fold doors. From here, a beautifully designed hexagonal snug—complete with soft carpeting—offers a cozy retreat, ideal for relaxation or entertaining.

A practical utility room houses the boiler and includes additional cupboard space, a sink, and plumbing for both a washing machine and tumble dryer. Conveniently, it also provides direct internal access to one of the two garages.

First Floor

Upstairs, you'll find four spacious double bedrooms, including a stunning master suite featuring an en-suite shower room and a row of windows with views over the picturesque garden. A well-appointed family bathroom with bath and overhead shower completes the first floor.

Outside

The rear garden is truly the pièce de résistance of this exceptional home. Thoughtfully landscaped, it features a large composite decked area, a semi-circular porcelain-tiled patio perfect for al fresco dining, and an expansive lawn bordered by mature shrubs and elegant trees. At the garden's end, a gate opens directly onto a charming bridleway, perfect for walks or bike rides.

Location

Ideally set in the picturesque Chiltern Hills, Sandacres is in walking distance of the parade of shops in Chesham Bois and close to the amenities of Amersham on the Hill, which offers a wide variety of shops and restaurants as well as the Amersham Train Station for access to the Chiltern Line and Metropolitan Line. Motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Education is well catered for with schools for all ages and Dr Challoner's Boys Grammar School within close proximity. Dr Challoner's Girls High School is at Little Chalfont and private schools are also easily accessible including The Beacon School (Boys) and Heatherton Girls Prep School.

Council Tax Band G £4,094.18 2025/2026 Rates

