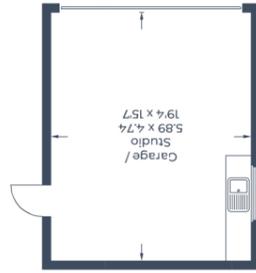
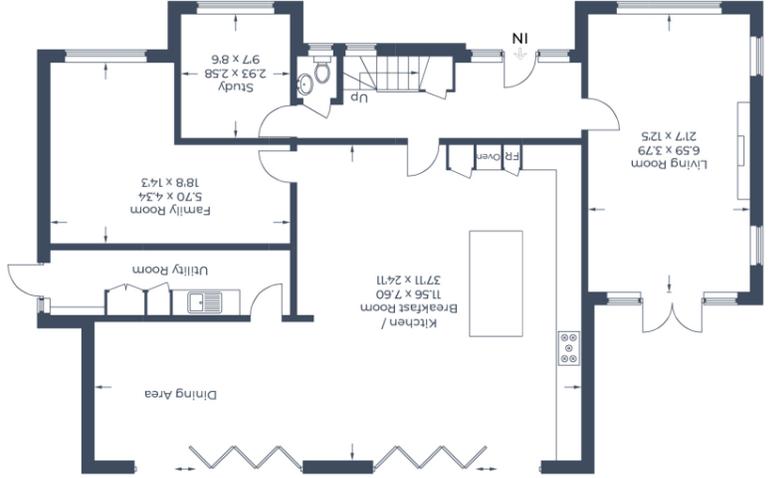


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

First Floor



Ground Floor



Approximate Gross Internal Area  
Ground Floor = 146.9 sq m / 1,581 sq ft  
First Floor = 137.1 sq m / 1,476 sq ft  
Garage / Studio = 28.0 sq m / 301 sq ft  
Total = 312.0 sq m / 3,358 sq ft

(Not Shown in Actual Location / Orientation)

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Illustration for identification purposes only, measurements are approximate, not to scale.



18 The Willows | Amersham | Buckinghamshire | HP6 5NT

£1,999,950

JOHN NASH & CO.

FIVE BEDROOM DETACHED HOUSE | THREE RECEPTION ROOMS | MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM | GARAGE IN SEPARATE BLOCK | IN AND OUT DRIVEWAY WITH PARKING FOR SEVERAL CARS | PRIME AMERSHAM LOCATION IN LEAFY CUL-DE-SAC | SPACIOUS LIGHT AND AIRY THROUGHOUT



Nestled within the HIGHLY SOUGHT AFTER cul-de-sac of The Willows, this immaculately presented DETACHED residence offers an exceptional blend of modern living, generous proportions and a wonderful sense of light throughout. Boasting FIVE DOUBLE bedrooms, THREE bathrooms including a MASTER SUITE with ENSUITE and Dressing Room, an IN and OUT private driveway and a double garage — all within easy reach of excellent schools and transport links along with all the amenities of Amersham town centre

### THE PROPERTY

Beyond the impressive in-and-out driveway — providing ample parking alongside a double garage — the home opens into a beautifully appointed interior designed with family life and entertaining in mind. At its heart lies a stunning open-plan kitchen, dining and living space, flooded with natural light thanks to full-width bi-fold doors that frame views of the private, leafy garden. The lush, tree-lined setting — complete with its very own signature willow, a charming hallmark of this exclusive road — creates a serene backdrop for everyday living.

### THE DOWNSTAIRS

Beyond the impressive in-and-out driveway — providing ample parking alongside a double garage — the home opens into a beautifully appointed interior designed with family life and entertaining in mind. At its heart lies a stunning open-plan kitchen, dining and living space, flooded with natural light thanks to full-width bi-fold doors that frame views of the private, leafy garden. The lush, tree-lined setting — complete with its very own signature willow, a charming hallmark of this exclusive road — creates a serene backdrop for everyday living.

The ground floor further benefits from two elegant reception rooms with a feature log burning stove, a dedicated study ideal for home working, and a convenient downstairs cloakroom.

### THE UPSTAIRS

To the upstairs is a light and airy landing which leads to FIVE spacious DOUBLE bedrooms, including a modern and contemporary master suite featuring an en-suite shower room and a good sized dressing room complete with views over the picturesque garden. A further double bedroom also has an ensuite shower room and there is a MODERN and CONTEMPORARY family bathroom.

### OUTSIDE

The rear garden has been is mainly laid to lawn with a good sized patio area for that all important al fresco dining, and the garden is bordered by mature shrubs and elegant trees.

### 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**

