

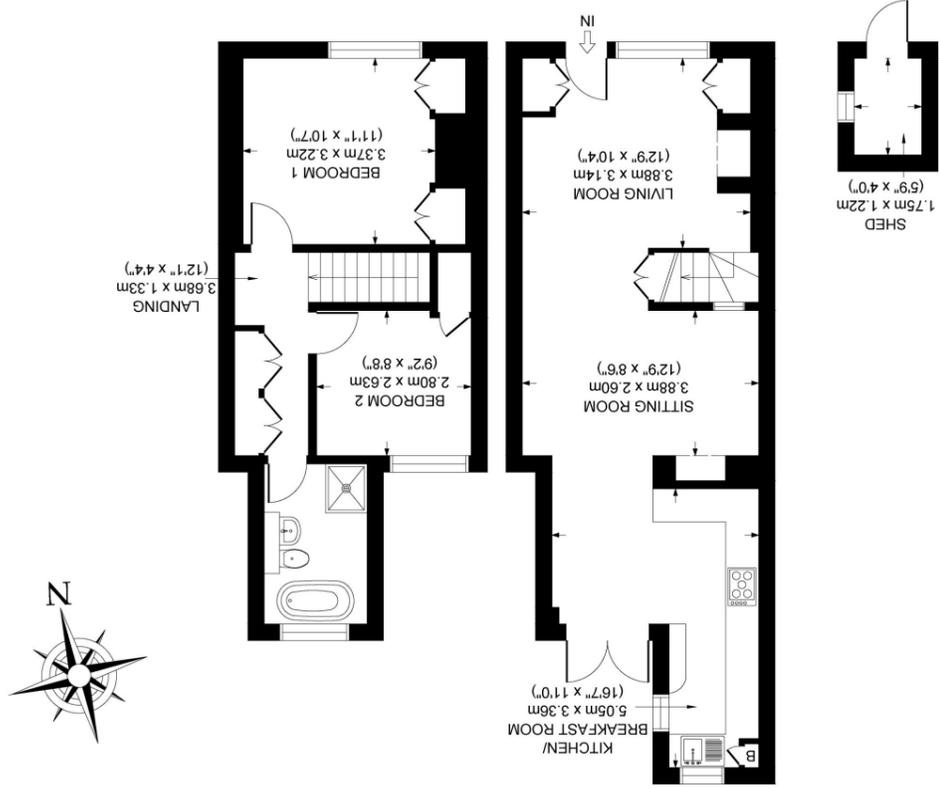
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All measurements of walls, doors, windows and fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQ M INCL. OUTBUILDING
OAK COTTAGE, 88 HIGH STREET, AMERSHAM, HP7 0DS

OUTBUILDING GROSS INTERNAL FLOOR AREA 22 SQ FT
GROUND FLOOR GROSS INTERNAL FLOOR AREA 494 SQ FT
FIRST FLOOR GROSS INTERNAL FLOOR AREA 388 SQ FT



88 High Street | Amersham | Buckinghamshire | HP7 0DS

£655,000

JOHN NASH & CO.

CHARACTERFUL GRADE II LISTED COTTAGE | TWO BEDROOMS | HEART OF OLD AMERSHAM | BEAMED CEILINGS AND LOG BURNING STOVE | COURTYARD GARDEN



Nestled in the heart of the picturesque market town of Old Amersham, this charming refurbished Grade II listed cottage offers an exceptional blend of period character and thoughtful modern enhancement. Encased in striking Cotoneaster, the property exudes quintessential English charm from the outset, with a country-style light blue front door welcoming you inside.

The Property - Downstairs

Upon entering, you step directly into a beautifully appointed sitting room rich in character. A painted brick ornate open fireplace with tiled hearth and concealed lighting forms an attractive focal point (currently not in use), complemented by painted timber panelled walls with plate shelf, an old school-style radiator, shutters to the front window, and exposed ceiling timbers. Practical features include a shelved cupboard housing the electric meters, an additional cupboard concealing the gas meter, and a staircase rising to the first floor.



A step leads through to a further cosy reception area, featuring a painted brick fireplace with timber beam over and a wood-burning stove set upon a tiled hearth. Exposed timbers to the ceiling and one wall enhance the cottage ambience, creating a warm and inviting living space ideal for relaxing evenings.

This room flows seamlessly into the dining area, where slate flooring with underfloor heating provides both style and comfort. Double doors open onto the courtyard garden, allowing for delightful indoor-outdoor living, while another old school-style radiator adds to the characterful finish.

An opening leads into the well-appointed fitted kitchen, thoughtfully designed with a range of painted wall and base units topped with granite work surfaces. Integrated appliances include a Rangemaster Deluxe 90 range cooker with five-ring hob, grill and oven, ceramic sink with mixer tap, integrated fridge freezer, wine cooler, Bosch washing machine and dishwasher. A cupboard houses the Worcester combination boiler. Slate flooring and underfloor heating continue into this space, ensuring a cohesive and practical finish.



To The Upstairs

To the first floor, a landing area with fitted cupboards provides access to the loft via ladder to a part-boarded loft space. Character latch doors and exposed wall beams lead to two bedrooms. The principal bedroom features built-in wardrobes and exposed timbers to both ceiling and wall, while the second bedroom benefits from a fitted cupboard.

The family bathroom is beautifully appointed with a white suite comprising a freestanding bath with mixer tap and shower attachment, WC, wash hand basin with cupboard beneath, and a separate large walk-in shower.

The Garden

Externally, the attractive rear garden enjoys a desirable southerly aspect and is predominantly laid to a crazy-paved patio with steps rising to the remainder of the garden, all enclosed by panel fencing for privacy. A timber garden shed, external light point, and tap for hose complete this charming outdoor space.

This delightful cottage presents a rare opportunity to acquire a character-filled period home in one of Buckinghamshire's most sought-after locations, combining historic charm with modern comfort in a truly idyllic setting.

Location

Old Amersham lies along the Misbourne River on the A413 London to Aylesbury Road. This old market town is situated within the heart of the Chilterns in an area of Outstanding Natural Beauty. As a staging post on the Old Coach Road, Old Amersham is steeped in history and abounds with 17th and 18th century buildings and houses. The High Street and The Broadway are most attractively laid out with speciality boutiques, independent coffee shops, public houses and restaurants. There is a Tesco Superstore at the eastern end of the Old Town, while to the north is Amersham-on-the-Hill with a further range of local shopping facilities and the Chiltern and Metropolitan Line station.

Council Tax Band E : £3002.40

