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

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Approximate Gross Internal Area
 Ground Floor = 63 sq m / 678 sq ft
 First Floor = 36.8 sq m / 396 sq ft
 Garages = 71.8 sq m / 773 sq ft
 Total = 171.6 sq m / 1,847 sq ft



Energy Efficiency Rating	
Current	Potential
46	100
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-50)
D	(51-60)
C	(61-80)
B	(81-90)
A	(91-100)
Very energy efficient - lower running costs	



Troy Cottage | Hyde Heath | Amersham | Buckinghamshire | HP6 5RW

£1,100,000

JOHN NASH & CO.

DETACHED PROPERTY | SET IN ONE AND THREE QUARTERS OF AN ACRE | STUNNING COUNTRYSIDE VIEWS | SCOPE TO EXTEND
 STPP | CLOSE TO RAIL LINKS INTO LONDON | ACCESSIBLE TO MAJOR MOTORWAYS



Troy Cottage is a traditional brick and flint Buckinghamshire cottage, set in grounds of approximately one and three quarters of an acre. The property is located on the edge of this popular Chiltern village with stunning views over the adjoining farmlands and woodlands. Now requiring complete modernisation and improvement, the property has ample scope to extend, subject to necessary planning permission.

To the Downstairs

A spacious entrance hall provides access to a cloakroom with WC and hand basin. Steps lead down to a generous sitting room featuring an open brick fireplace with raised hearth and display niches, two radiators, and glazed sliding doors opening onto the patio and rear garden. A step leads up to a separate dining room with radiator, which in turn leads to the kitchen/breakfast room fitted with a range of wall and base units, breakfast bar and a door providing access to the rear garden. The property offers excellent potential for updating and modernisation throughout.

To the Upstairs

Upstairs leads to a well-proportioned family bathroom comprising a bath, WC and pedestal wash basin. The first floor also offers two generous double bedrooms. Bedroom One is a spacious double featuring fitted wardrobes and a radiator. Bedroom Two is another good-sized double room with fitted wardrobes and includes an access hatch to the loft, providing convenient additional storage potential.

To the outside

The property benefits from a single garage attached to the house, featuring an up-and-over door for convenient access. In addition, there is a separate garage providing space for two vehicles. Stairs lead to a versatile room above, offering excellent potential for a variety of uses such as a home office, studio, workshop or additional storage space.

Garden

A standout feature of this property is the generously sized garden, enjoying stunning views across open fields and surrounding farmland. Offering plenty of space and scope, the garden presents fantastic potential to create a truly special outdoor setting. Whether landscaped for entertaining, family use, or simply as a peaceful retreat, it provides the perfect place to relax, unwind and take in the beautiful countryside surroundings.

Location

The village offers a general store and an infant school, whilst further amenities are available in Amersham, which provides a selection of shopping facilities, schooling for children of all ages, several sports facilities, community centre, library and leisure complex. Amersham also has a railway station with a service to London (Baker Street, the City and Marylebone). Access is available to the M1, M4, M40 and M25 Motorways.

COUNCIL TAX BAND F : £3,548.29

Please note

The images shown are library photographs for illustrative purposes only. The property is currently in need of complete updating and modernisation.

