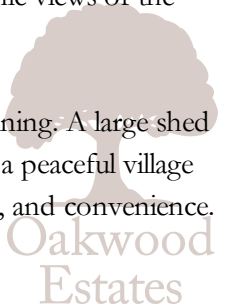


Upon entering the home, you're welcomed into a bright and spacious hallway that sets the tone for this well-appointed family residence. Leading through to the heart of the home, the expansive open-plan kitchen offers generous space for both everyday living and entertaining. Extended approximately 20 years ago, the kitchen boasts a charming rustic feel, complete with wooden worktops and cabinetry, a 4-ring gas hob and oven, washer and dryer, and beautiful hardwood flooring. A stable door with authentic black wrought iron fittings adds character and opens to the side, while French doors open directly onto the rear garden, allowing for seamless indoor-outdoor living. There is ample space for a large dining table, ideal for family meals or hosting guests. To the front of the property, the elegant living room features a remote-controlled gas fireplace and a large bay window, providing a bright outlook over the front aspect. Completing the ground floor is a convenient cloakroom and WC.

Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom overlooks the front and benefits from extensive built-in wardrobes. Bedroom two enjoys dual-aspect views to the rear and side, along with additional fitted storage. Bedroom three is a spacious single with views over the rear garden. A generously sized family bathroom completes this level, featuring a bath, shower, WC and basin. The second floor provides a versatile layout, including a dedicated home office and a fourth bedroom, enhanced by a large picture window framing panoramic views of the common.

Externally, the property enjoys an almost wrap-around garden, perfect for outdoor relaxation or entertaining. A large shed provides additional storage, while the private driveway offers off-street parking for two vehicles. Set in a peaceful village location on the edge of Winchmore Hill Green, this delightful home offers a rare blend of charm, space, and convenience.





Property Information

-  4 BEDROOM DETACHED HOUSE
-  VIEWS OF THE COMMON
-  OFF STREET DRIVEWAY PARKING
-  COUNCIL TAX BAND- F
-  1765 SQ FT
-  FRONT AND REAR GARDENS
-  OFFICE SPACE
-  CATCHMENT AREA FOR DCGS
-  EPC- C
-  NO ONWARD CHAIN



x4

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x3

Parking Spaces



Y

Garden



N

Garage

**Local Area**  
Winchmore Hill is a charming and highly desirable village nestled in the rolling countryside of Buckinghamshire, just a short distance from Amersham and Beaconsfield. This quintessential English village is known for its peaceful, rural setting, attractive period homes, and welcoming community – making it a popular choice for families and professionals alike.

At the heart of the village is a traditional village green, surrounded by characterful houses and served by a local pub, village hall, and various community amenities. It’s a location that truly embodies countryside living, yet remains well connected to larger towns and London.

**Transport Links**  
Transport links are excellent – nearby Amersham Station offers both London Underground (Metropolitan Line) and Chiltern Railways services, providing direct access to London Marylebone and Baker Street. The M40 and M25 motorways are also within easy reach

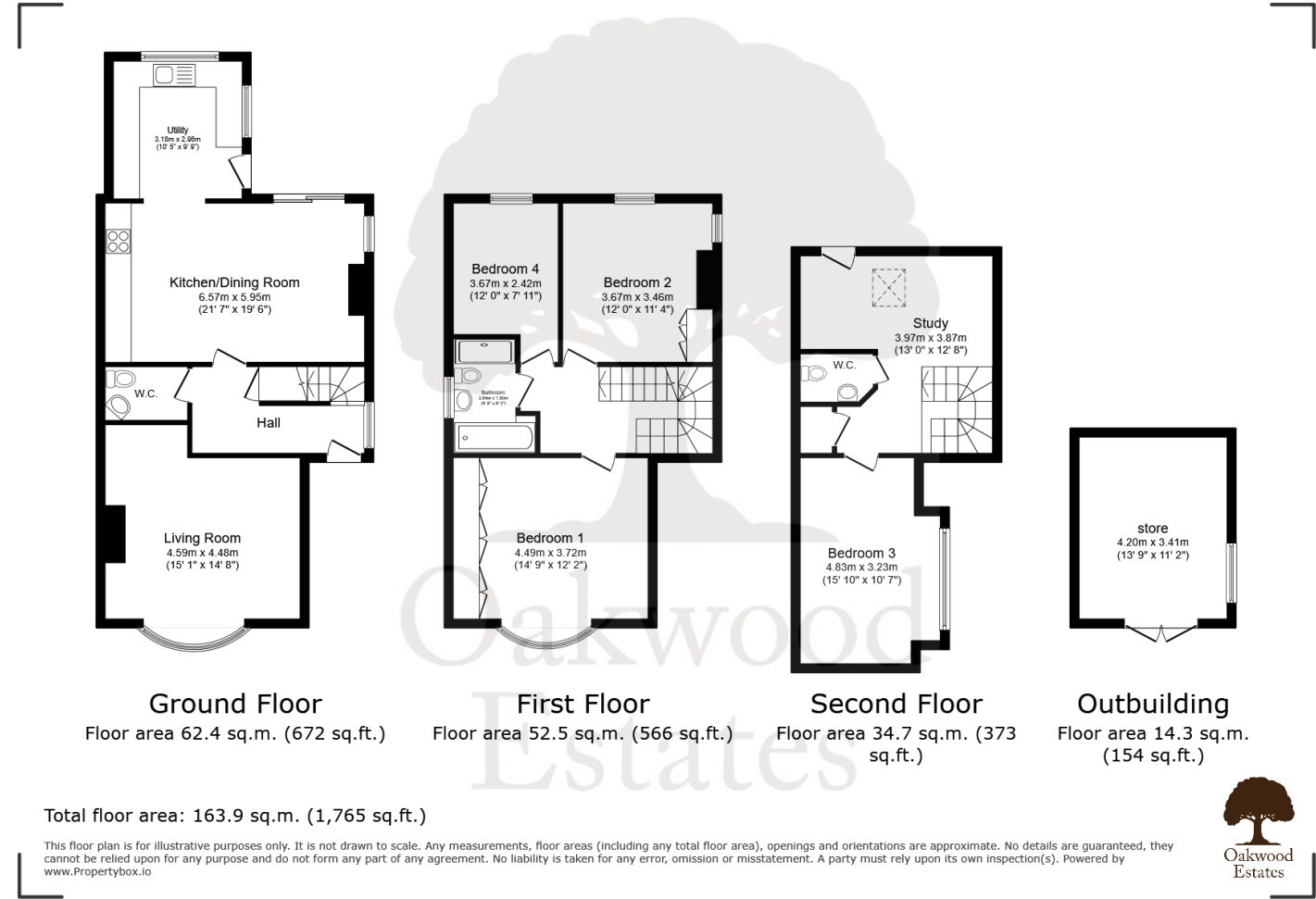
**Local Schools**  
Holmer Green Senior School  
Sir William Ramsay School

Dr Challoner’s Grammar School  
Beaconsfield High School  
Amersham School  
The Beaconsfield School  
Coleshill Church of England Infant School  
Curzon Church of England Combined School  
Holmer Green Junior School  
Hyde Heath Infant School

We recommend that all prospective purchasers verify school catchment areas and admission criteria directly with the local authority or individual schools, to ensure eligibility and up-to-date information

**Council Tax**  
Band F

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

