

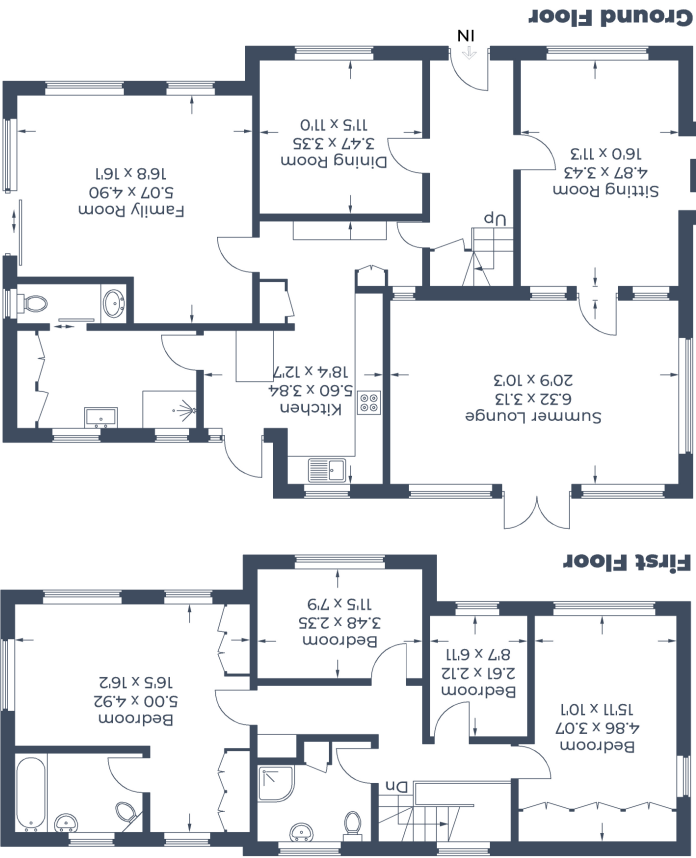


Bloom House | Coleshill Lane | Winchmore Hill | Amersham | Buckinghamshire | HP7 0NP

£1,750,000

Four/Five Bedroom, Four Reception Room Family Home | Approx. 1.1 Acre Plot in Greenbelt | Peaceful Village Setting with Countryside Views | Detached Double Garage plus Large Workshop and Outbuildings | Modern Kitchen and Bathrooms with Scope for Renovation and Extension (STPP) | Air Conditioning Unit in Family Room | Easy Access to Amenities of Amersham and Beaconsfield and Train Stations | NO ONWARD CHAIN

JOHN NASH & CO.



Approximate Gross Internal Area  
Ground Floor = 119.7 sq m / 1,288 sq ft  
First Floor = 72.7 sq m / 782 sq ft  
Outbuildings = 123.5 sq m / 1,329 sq ft (including Garage)  
Total = 315.9 sq m / 3,399 sq ft

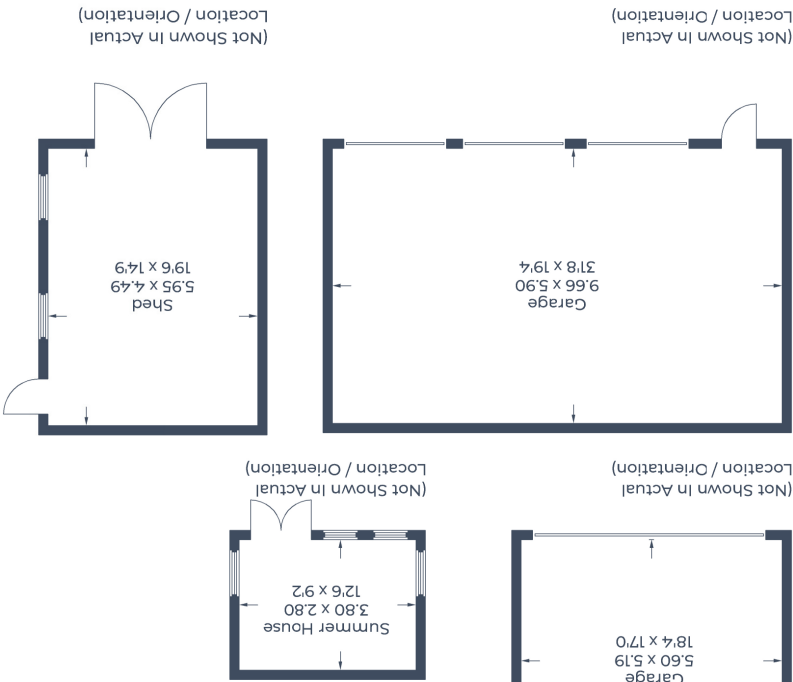
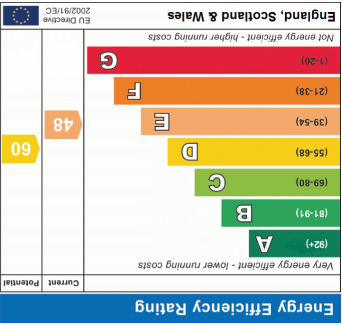


Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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Nestled within the sought-after village of Winchmore Hill, Bloom House is a charming detached family home built in 1947 by Darlingtons who were well respected local Amersham builders. Occupying approximately 1.1 acres of secluded grounds within Greenbelt, the property offers peace, privacy and countryside views. With a spacious layout, multiple reception rooms and plenty of windows throughout, the house is filled with natural light, is in good decorative order and presents significant potential to further modernise and extend (STPP). To be sold with No Onward Chain.

THE PROPERTY

Ground Floor

A private drive leads you from Coleshill Lane to approach the circular driveway at Bloom House with the property sitting impressively on the plot surrounded by an expanse of lawn and mature trees. Upon entering the house a spacious Entrance Hall welcomes you and your visitors which leads onto the Sitting Room on one side and the Dining Room on the other. Both rooms are ideal for formal occasions with a further Family Room and Summer Lounge providing rooms for casual everyday living and entertaining. The ground floor reception rooms all boast an abundance of natural light, are generous and provide versatile accommodation in that the Dining Room could easily provide a downstairs bedroom if required. The Kitchen was modernised in 2023 with stylish cabinetry and worksurfaces along with Neff appliances, a breakfast bar and pantry area. The Downstairs Shower Room with a double size power shower also includes a separate wc, and a utility sink along with space for a washing machine and a tumble dryer all nicely hidden away behind a storage cabinet door.

First Floor

The first floor consists of four bedrooms, one bedroom with an ensuite bathroom, and a family shower room. The main bedroom is a lovely retreat with triple aspect views to both the front and rear countryside, with an ensuite bathroom and fitted wardrobes. Two further bedrooms are good size double rooms, one with a fitted wardrobe, with the fourth bedroom accommodating a single bed and is currently used as a study. With a bath in the ensuite, there is a shower room for the

family's use.

Outside Gardens and Outbuildings

The gardens at Bloom House are extensive measuring approximately 1.1 acre in size. The lawned areas are bordered by majestic trees and plantings with the rear of the garden bordering onto farmland with direct access to the Chiltern Way footpath. Although, there is a high degree of privacy, the village of Winchmore Hill and neighbouring properties are within a minutes walk providing a lovely community network. There are a number of outbuildings, all with power and light, to the property, starting with a detached double garage next to the house. Tucked around the corner is a drive leading to another garage/workshop which can house multiple vehicles. There are two more garden sheds, one large enough to fit 2 cars as well as a green house and a charming summer house.

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

Locaton

Winchmore Hill continues to be a popular Chiltern Village boasting a wonderful common with children's play area and where community fetes are held. In short walking distance of the property is the Potters Arms, a family friendly pub with strong connections to London's Comedy Circuit. Additional amenities are available at both Amersham and Beaconsfield, including a rail service into London for the commuter. Schooling for all age groups is also within driving distance including at Amersham and Little Chalfont and the popular boys and girls grammar schools. The M40 is easily accessible at Beaconsfield Junction 2 providing a fast route into London Heathrow and Oxford.

