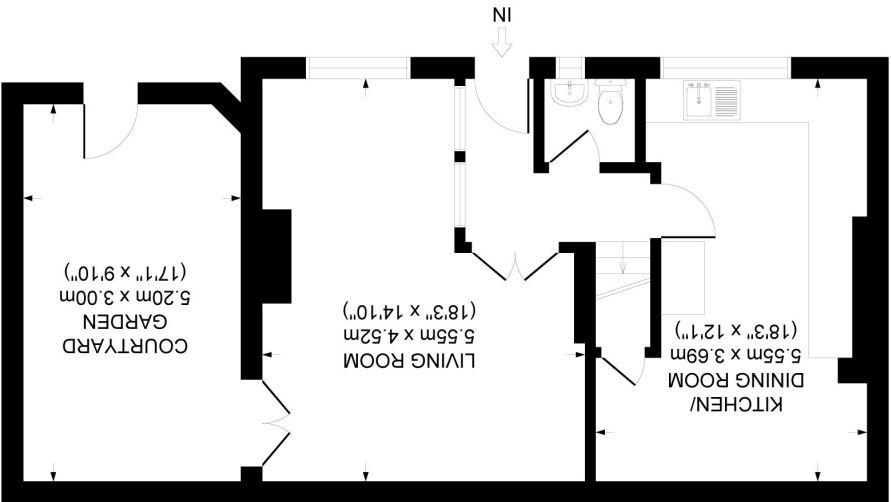


All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

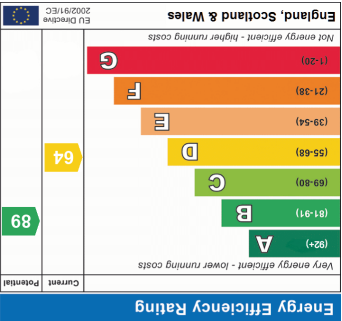
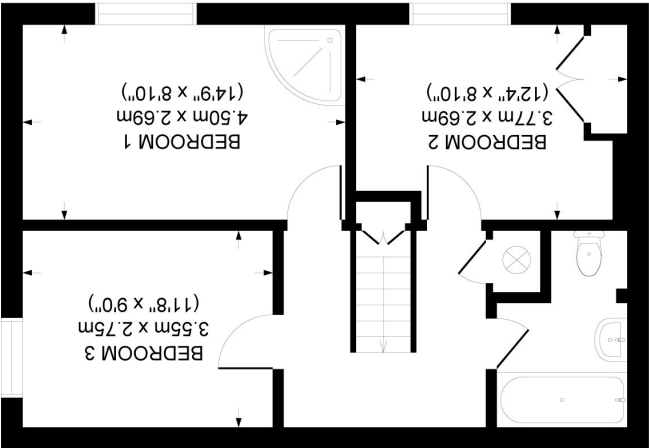
APPROX. GROSS INTERNAL FLOOR AREA 996 SQ FT / 93 SQ M
1 THE WORTHIES, HIGH STREET, OLD AMERSHAM, HP7 0DJ

JOHN NASH & CO.

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 498 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 498 SQ FT



1 The Worthies | High Street | Amersham | Buckinghamshire | HP7 0DJ

£595,000

JOHN NASH & CO.

PICTURESQUE 3 BEDROOM COTTAGE | Off Street Parking for up to Two Vehicles | Sunny South Westerly Facing
Courtyard Garden | Original Character Features Including Wall & Ceiling Beams | EXCLUSIVE GATED MEWS
DEVELOPMENT | Access to Top Rated Schools | NO ONWARD CHAIN | CENTRAL AMERSHAM OLD TOWN LOCATION



A delightful 3 bedroom cottage in an exclusive gated mews development with off street parking. Dating from the 1800s and restored since with cavity walls, it seamlessly blends historic charm with modern comforts. Tucked away off the High Street in the heart of Old Amersham, this unique cottage has a wealth of original features offering a homely atmosphere. No onward chain.

Entrance Hall

Double arched brick wall with glass inset panels looking into the lounge.

Living Room

An L-shaped room with double glass fronted doors from the hallway, a feature brick fireplace with electric inset stove unit and double doors leading to a secluded paved patio garden area.

Kitchen/Diner

A well designed space to harmonize modern functionality with the cottage's historic character, providing ample storage and workspace. Cream Shaker style cabinets with wooden worksurfaces and under counter lighting. Appliances include a Rangemaster Classic 90 5 ring gas cooker with 2 electric ovens, grill and extractor hood, Panasonic freestanding fridge/freezer, Miele dishwasher and Miele washing machine. There is a water softener under the 1 1/2 bowl sink with drainer. Space for dining table and chairs and finally access to under stairs storage housing meters and electric unit.

Cloakroom

White suite with WC, wall hung ceramic sink and part tiled walls. Gas central heating boiler. (Gas meter cupboard accessed via side patio garden).

Landing

Boasting a Velux window for plenty of natural light, the balustraded landing features exposed beams, a linen cupboard and an airing cupboard housing the hot water cylinder. There is a loft access hatch with ladder and light leading to a boarded roof space which offers possible potential to convert to another room or office space, subject to planning permission.

Bedroom 1

A well proportioned double room with exposed beam and a corner shower cubicle.

Bedroom 2

A spacious double bedroom.

Bedroom 3

A further double bedroom with built in double wardrobe.

Bathroom

Equipped with contemporary fixtures and fittings, the white suite consists of a bath with shower attachment, pedestal sink with storage unit below, WC, wall lighted mirror with glass shelf below, shaver point, extractor fan and wall mounted glass fronted medicine cabinet.

Outside

The cottage is approached via wooden electric gates and thus sits just off the High Street in Old Amersham nestled within a friendly community of nine homes. To the front are two flower beds placed either side of the pretty covered front porch with parking for up to two vehicles. A side gate leads to a south westerly facing paved patio area offering both sun and shade perfect for a bistro table and chairs

Terms

There is a £310 per year estate charge managed by the Worthies Residents Association to cover expenses for the private road, electric gates and communal area. Council Tax Band G £3897.28 2024/2025 Rates

Location

The Worthies is a location of immense history and character and exudes the quintessential Old Amersham charm and appeal enjoyed by residents and visitors alike. Old Amersham boasts the perfect blend of rural charm and cosmopolitan flair being surrounded by boutique shops, upmarket restaurants and independent cafes. There is a regular farmers market, a museum and stunning church surrounded by an award winning garden and grounds. Access to countryside is on your doorstep but also conveniently located are transport links to Amersham Station being under a mile away and easily accessible motorway network. Finally, there is access to excellent schooling including the Grammar school system, public and private education catering to children of all ages.

