

Ground Floor

First Floor

Cabana

Approximate Gross Internal Area

Ground Floor = 147.5 sq m / 1,588 sq ft  
First Floor = 89.0 sq m / 958 sq ft  
Outbuilding = 18.9 sq m / 203 sq ft  
Total = 255.4 sq m / 2,749 sq ft

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Produced for John Nash & Co

measurements are approximate, not to scale.

Illustration for identification purposes only,

Energy Efficiency Rating

England, Scotland & Wales

EU Directive 2002/91/EC

Very energy efficient - lower running costs (82+)

A

(61-91)

B

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

Current

Potential

74

81

North Arrow

Clifton Lodge | 38 Clifton Road | Amersham | Buckinghamshire | HP6 5PP

£1,750,000

JOHN NASH & CO.

FIVE DOUBLE BEDROOM DETACHED HOUSE | OPEN PLAN KITCHEN/DINER | MASTER BEDROOM WITH ENSUITE | DOWNSTAIRS SHOWER ROOM | UTILITY ROOM | | LARGE PLOT WITH BEAUTIFULLY MANICURED GARDEN | TWO LOG CABINS | PARKING FOR SEVERAL CARS | UNIQUE WOODLAND SETTING IN HIGHLY DESIRABLE ROAD | PLENTY OF SCOPE FOR DEVELOPMENT (STPP)





NESTLED WITHIN A SERENE WOODLAND SETTING, THIS IS A RARE OPPORTUNITY TO BUY A FAMILY HOME OFFERING SPACE, PRIVACY AND THE CHANCE TO CREATE A DREAM HOME. THE HOUSE BENEFITS FROM THE MOST MAGNIFICENT WELL MAINTAINED GARDEN THAT IS CARVED INTO THE WOODLAND SETTING ALONG WITH FIVE DOUBLE BEDROOMS, AN OPEN PLAN KITCHEN AND AN ABUNDANCE OF SPACE AND CHARACTER.

**The Frontage**

Set behind a picturesque wisteria-clad frontage and a generous driveway with space for several vehicles, this property immediately impresses with its kerb appeal and serene surroundings.

**To the Downstairs**

Step inside to a bright and spacious hallway that sets the tone for the elegance and scale found throughout. The ground floor boasts two excellent size reception rooms, each offering ample space and flexibility, whether for formal entertaining, relaxation or family gatherings. A large, dedicated office and an additional creativity room cater to modern lifestyles, while a downstairs shower room adds convenience.

At the heart of the home lies a stunning open-plan kitchen with integrated cooking appliances comprising two ovens, an induction hob and a microwave, an abundance of floor and ceiling cupboards and is plumbed in for a dishwasher. There is a open plan living area which projector and screen. The entire area is flooded with natural light from the bi-fold doors and a roof lantern and designed for both everyday living, cooking and relaxing. Adjacent is a well-appointed utility room, adding further practicality and housing the boiler and a door to the garden.



**To the Upstairs**

Ascending the newly fitted carpet on the staircase with its sleek glass balustrade, you'll find five generously proportioned double bedrooms. The master suite is a true retreat, complete with en-suite bathroom. A family bathroom with shower over completes the upstairs. There is also access to the part boarded and fully insulated loft.

**To the Outside**

But the true pièce de résistance awaits outside. The exceptional rear garden is a haven of tranquillity and natural beauty. A spacious patio area overlooks a charming pond and leads to a sweeping lawn bordered by mature beds filled with colourful shrubs. Meander beneath the pergola, pick apples from your very own tree, or tend to the vegetable patch. A hidden opening reveals a magical wooded area, home to two log cabins—one of which serves as a peaceful garden office with its own private gate into the woods.

With breathtaking views and an array of bespoke features, this remarkable home is a rare gem in a prime location—offering countryside charm with all the conveniences of modern living.

**LOCATION**

Ideally set in the picturesque Chiltern Hills, Clifton Lodge is in close proximity of the parade of shops in Chesham Bois and to the amenities of Amersham on the Hill, which offers a wide variety of retail stores and restaurants as well as the Amersham Train Station for access to the Chiltern Line and Metropolitan Line. Motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Education is well catered for with schools for all ages and Dr Challoner's Boys Grammar School within close proximity. Dr Challoner's Girls High School is at Little Chalfont and private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

**Council Tax Band G £3,934.25 2025/2026 Rates**

