



York House | 42 Clifton Road | Amersham | Buckinghamshire | HP6 5PP

£1,450,000

Classic Family Home of Four Bedrooms and Two Reception Rooms | Kitchen/Breakfast Room | Plot Size of Just Under 1 Acre | Surrounded by Mature Woodland | Prominent Road in Chesham Bois | Walking Distance of The Beacon School for Boys | No Onward Chain

JOHN NASH & CO.

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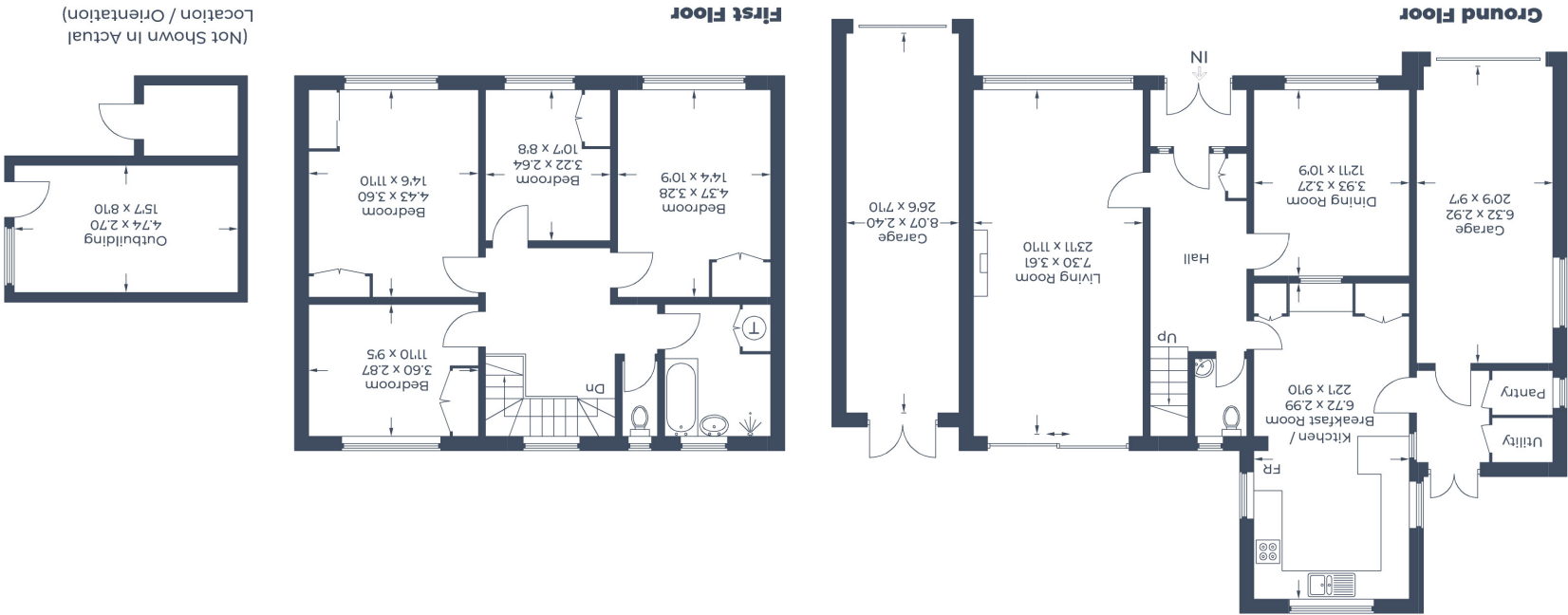
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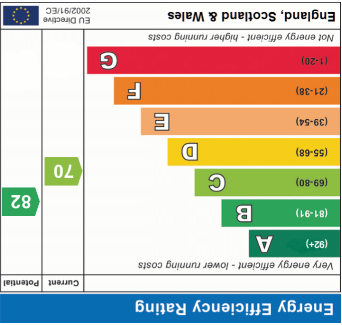
John Nash & Co

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Approximate Gross Internal Area  
Ground Floor = 105.7 sq m / 1,138 sq ft  
(Including Attached Garage)  
First Floor = 72.0 sq m / 775 sq ft  
Garage / Outbuilding = 35.4 sq m / 381 sq ft  
Total = 213.1 sq m / 2,294 sq ft



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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Nestled within a serene woodland setting in highly desirable Chesham Bois, Amersham, this four bedroom home is a rare opportunity for buyers seeking space, privacy and the chance to create their dream home. In a home already boasting excellent flow and balance with a centre hall layout plan, there is plenty of space for extension and modernisation (stpp) making it an ideal project for innovation and interior design.

**The Property**

Pulling into the sweeping driveway of York House, you immediately sense a home of timeless charm. Surrounded by mature gardens, this home is perfect for buyers looking to create a bespoke family home to reflect the latest in design, lifestyle and comfort.

**Ground Floor**

The large entrance hall opens up into a 23' living room with a gas fireplace and double doors leading onto the rear garden on one side and a formal dining room to the other side. A generous kitchen/breakfast room has fabulous views of the garden and woodland to the rear with a door leading to a handy utility area with a pantry cupboard, drying cupboard and integral door to the 20' garage. There is a second, larger garage on the opposite side of the house measuring 26' in length. Both of these garages are ideal for extending into the main living space of the house. Finally, a ground floor cloakroom sits off the entrance hall with an understairs cupboard housing the washing machine.

**First Floor**

The upstairs accommodation boasts a bright and spacious landing with access to the loft with a drop down ladder and light. With four good sized bedrooms, all with built in wardrobe cupboards, a separate WC next to the bathroom, there is still further scope for reconfiguration on this floor to create the ideal sleeping environment.

**The Accommodation Consists of:**

- Entrance Hall
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Area
- Cloakroom
- Four Bedrooms
- Separate WC
- Shower and Bathroom
- Outbuilding
- Two Single Garages

**Outside**

The house is set in mature gardens of just under half an acre and backing onto Great Bois Wood. The lovely sweeping front drive provides ample parking for several vehicles and is surrounded by established trees and plants. The south westerly rear garden is mainly laid to lawn with an area of patio but then extends all the way past a row of laurel hedging and beyond through a gate into the woodland. The outbuilding just to the left of the rear utility room door is an ideal space for modernizing into an office, studio or gym. The gardens are magnificent and a further extension of the great potential this home offers.

**Location**

Ideally set in the picturesque Chiltern Hills, York House 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**

