



Hillfoot Cottage

Winchmore Hill, Amersham, HP7 0NH

binks
estate agent

{The Particulars

Hillfoot Cottage

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Asking Price: £725,000
Freehold

 **3 Bedrooms**
 **2 Bathrooms**
 **Open-Plan Reception**

Features

- Detached brick and flint cottage
- Open plan living accommodation
- Fitted kitchen/breakfast room
- Family bathroom, en-suite shower room and ground floor WC
- Three bedrooms
- Off street parking for two cars
- Pretty paved patio area and gardens
- Countryside views
- Chain free
- EPC: D

Binks Estate Agents

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The Property

Beautifully presented detached cottage situated in a stunning corner plot in the picturesque village of Winchmore Hill, Amersham.

The property is constructed of brick and flint with a traditional entrance porch and large limestone patio area with countryside views. Inside, the house has been tastefully modernised throughout with wooden flooring and bespoke, built-in oak cabinets and shelves in the open plan living room and bi-fold doors to the patio. There is a fireplace with log burner providing a cosy atmosphere for entertaining guests or just relaxing after a long day. The modern country style fitted kitchen/breakfast room comes with a butler sink, breakfast bar, built-in appliances and bi-fold doors to the patio. There is also a downstairs WC for convenience.

Upstairs, bedroom one has its own en-suite shower room for added privacy. Bedroom two is triple aspect and boasts built-in cupboard and bedroom three/study has bespoke built-in oak cabinets and shelves designed to accommodate two workspaces, and is currently used as a comfortable home office. The modern family bathroom has a free-standing bath.

The property also benefits from underfloor heating throughout and an alarm system.

Outside, there is a pretty patio area with a large shed fitted with power points and lighting for workshop use. A second shed provides storage for bicycles and garden tools, as well as a cobbled and gravelled driveway, with EV Charging point and surrounding gardens.

Location

Winchmore Hill is a popular Chiltern Village conveniently located for access to Amersham and Beaconsfield.

Surrounded by countryside the village has many period properties, a pretty common, an active cricket club and popular local country pubs within easy walking distance in Winchmore Hill and Penn Street. The nearby Penn estate offers a network of delightful public footpaths through woods and farmland for cycling, dog walking or simply exploring on a Sunday afternoon.

The historic Amersham Old Town is less than three miles away with its boutique shops, restaurants and Tesco superstore. Amersham on the Hill provides a Metropolitan/Chiltern Line station and further shopping and recreational facilities.

There are good road links with access to the M40 at Beaconsfield and the M25 (J18) links the M1, M40 and M4. Schooling in the area is excellent with highly regarded primary and secondary schools both in the private and public sector.

Costs

Council Tax - Buckinghamshire Council – Band F:
£3,370.32 (For the period 2025-2026)

{ Attractive detached brick and flint cottage situated on a corner plot with lovely countryside views. This extended three-bedroom property is presented to a high standard and is thoughtfully designed with a kitchen/breakfast room, open plan living areas and modern bathrooms. There is a courtyard style patio area, tiered gardens and driveway parking. **This property is offered chain free.**

The Hill, Winchmore Hill, Amersham, Buckinghamshire, HP7 0NH

Approx. Gross Internal Area

95 Sq M – 1022 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Therefore, it should not be relied upon those said items work, as per the manufacturers originally intended. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

