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Clovelly  
Coleshill Lane | Winchmore Hill | Buckinghamshire | HP7 0NR

# Clovelly

An immaculately presented, stylish property in the highly sought-after village of Winchmore Hill. Originally built in the 1950s, the property has been recently refurbished throughout to an exceptionally high standard to create a very large and spacious, contemporary family home.

Clovelly is cleverly arranged over three floors with two large reception rooms and five double bedrooms. The undoubted main feature of this property is the stunning open-plan kitchen/living area which boasts all modern appliances, spot lights and underfloor heating. The kitchen also has bi-fold doors, velux windows and a further set of French doors, allowing light to flood in and providing access to the large, lawned garden. The property also has four beautiful bathrooms, two of which are ensuite.

## Ground Floor:

- Sitting room
- Kitchen/dining/family room
- Garage/utility room
- Cloakroom

## First Floor:

- Master bedroom with dressing room and ensuite
- Bedroom 2 with ensuite
- Bedroom 4
- Bedroom 5
- Family bathroom

## Second Floor:

- Bedroom 3
- Shower room







## Outside:

The property is approached through a private gate into a large, paved driveway providing parking for several cars. There is also a large garage providing further parking. There is side access to the rear garden which is beautifully laid to lawn and surrounded by hedging and fencing providing privacy. There is also a large beautifully paved patio area accessed from the kitchen area, perfect for alfresco dining and entertaining.

## Property information:

Tenure: Freehold

Services: Mains electricity, gas central heating, water and sewerage

Council Tax Band: F

Local Authority: Chiltern District Council Tel: 01494 729000

EPC Rating: C

## Location:

Winchmore Hill is a sought-after hamlet within the parish of Penn. In the heart of this active community is the common with a children's play area, football, a village hall, two pubs and hosts the annual village show.

Winchmore Hill is within easy reach of extensive amenities at Beaconsfield, Amersham and High Wycombe. All three towns provide a broad range of shopping, leisure and cultural facilities, as well as access to the rail network. Amersham is a commuter hot spot providing trains and tubes directly to London Marylebone and Baker Street in as little as 34 minutes. Beaconsfield train station offers frequent links to Birmingham and London Marylebone (from approximately 22 minutes). The main line railway station at High Wycombe gives access to London Marylebone in approximately 35 minutes.

The property also has access to the national motorway network via the M40 motorway. The M40 can be accessed from Junction 4 High Wycombe or Junction 2 Beaconsfield, and giving access to London, Heathrow and Oxford.

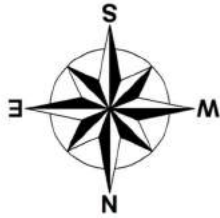
The property is within catchment for nationally regarded schools in both the public and private sectors for children of all ages including Ofsted Outstanding Coleshill CoFE Infant School, and nationally renowned Dr Challoners Grammar School (boys) and Dr Challoners High School (Girls).



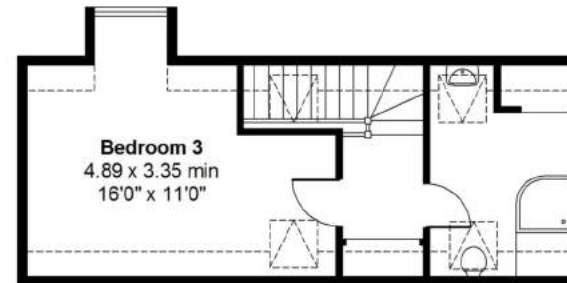
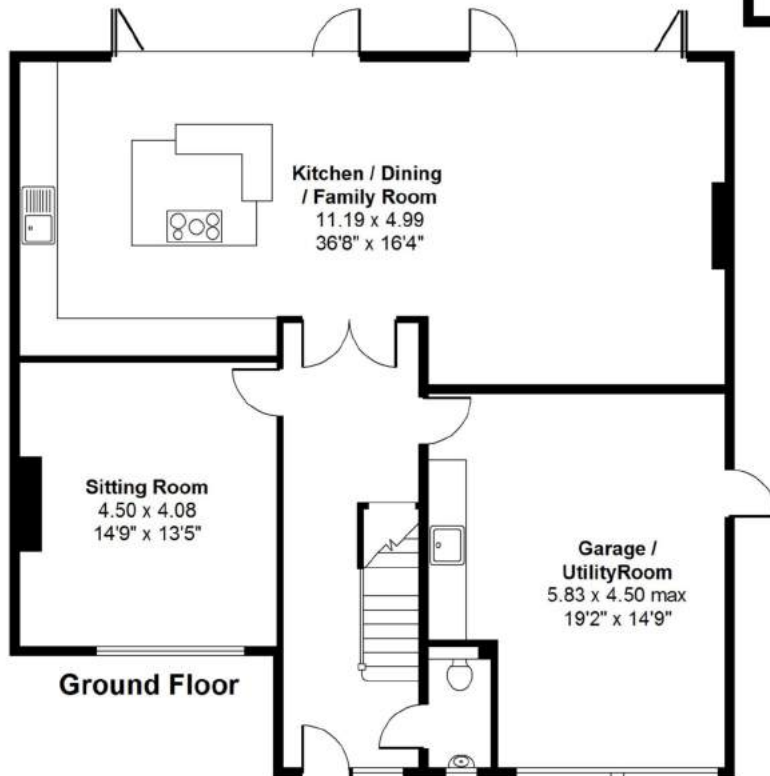


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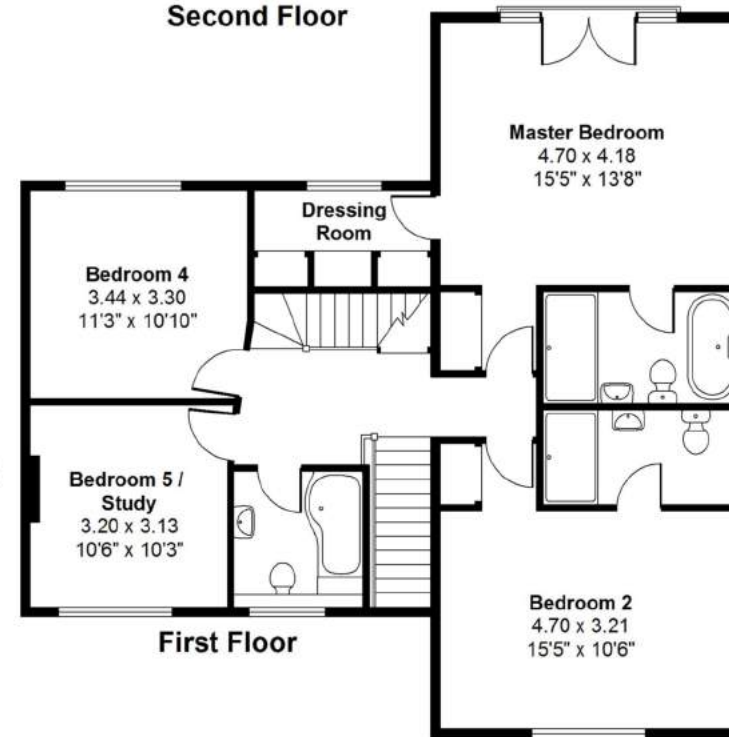
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**Approximate Floor Area**  
242.53 sq m - 2611 sq ft  
(Gross Internal)



**Second Floor**





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