

MOOREWOOD

COLESHILL - BUCKINGHAMSHIRE



TIM RUSS
prime



**MOOREWOOD
VILLAGE ROAD
COLESHILL
BUCKINGHAMSHIRE**

*Amersham c2.5 miles | Beaconsfield c4.5 miles
M40 Jct 3 c5.5 miles*

**A mature family home set in a
magnificent plot of about 4.6 acres
offering huge potential for extension
or redevelopment**

Entrance Hall | Cloakroom | Sitting Room
Dining Room | Study | Kitchen | Pantry

Three Bedrooms | Two Bathrooms

Double Garage | Timber Stable Block

Gardens | Paddock

In All About 4.6 Acres

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LOCATION

Moorewood is set in a simply glorious plot occupying a central position within the conservation area of this much admired village, nestling high in the Chilterns with commanding views over surrounding countryside. This appealing village with its common and duck pond, has a strong community along with a sought after primary school, a church, cricket and tennis clubs, as well as two pubs. Both Amersham and Beaconsfield offer a wide range of shops and supermarkets as well as train connections to London.

THE PROPERTY

Moorewood is a relatively modest property which is now in need of refurbishment but in a wonderful setting and within grounds of about 4.6 acres. This is a remarkably rare opportunity in this particular village, to either extend or redevelop the property (subject to the usual permissions) to create a quite exceptional family home.

NB The vendors have carried out an initial planning appraisal on the site and a copy of this report is available upon request.

SERVICES

Mains water, electricity and drainage.

EPC RATING D

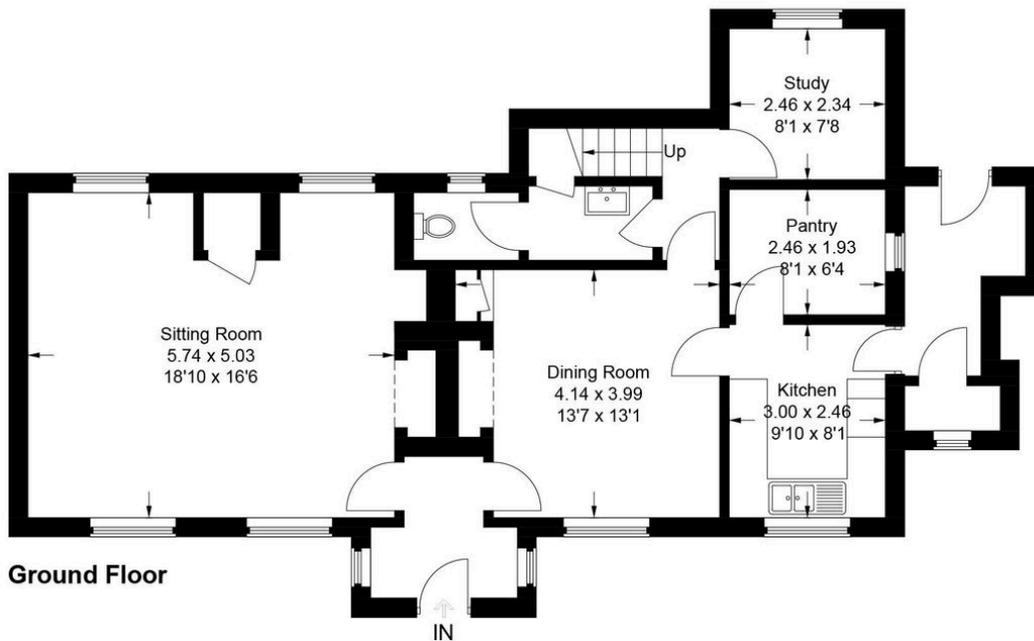
COUNCIL TAX BAND G

POSTCODE HP7 0LH

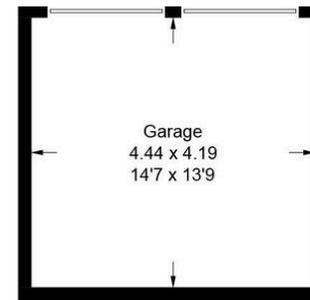
VIEWING

Strictly by appointment.

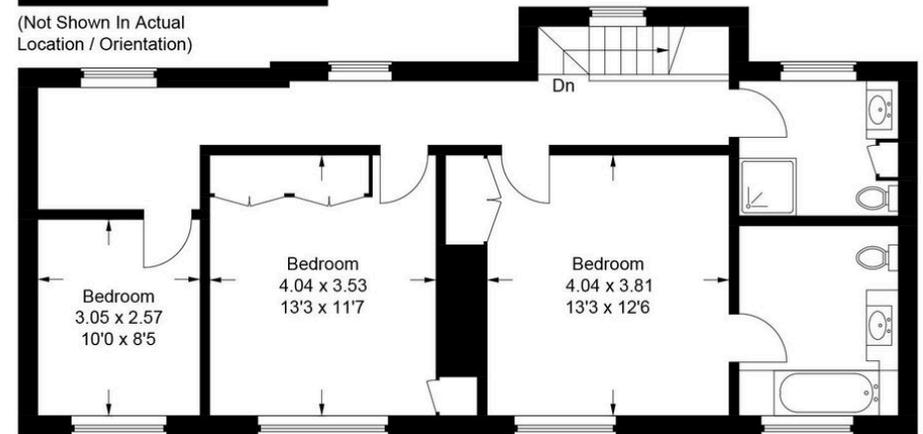




Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area
 Ground Floor = 87.3 sq m / 940 sq ft
 First Floor = 72.3 sq m / 778 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 178.3 sq m / 1,919 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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