



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Appletree Cottage, 92 High Street, Old Amersham, HP7 0DS**  
**Guide Price £900,000**



### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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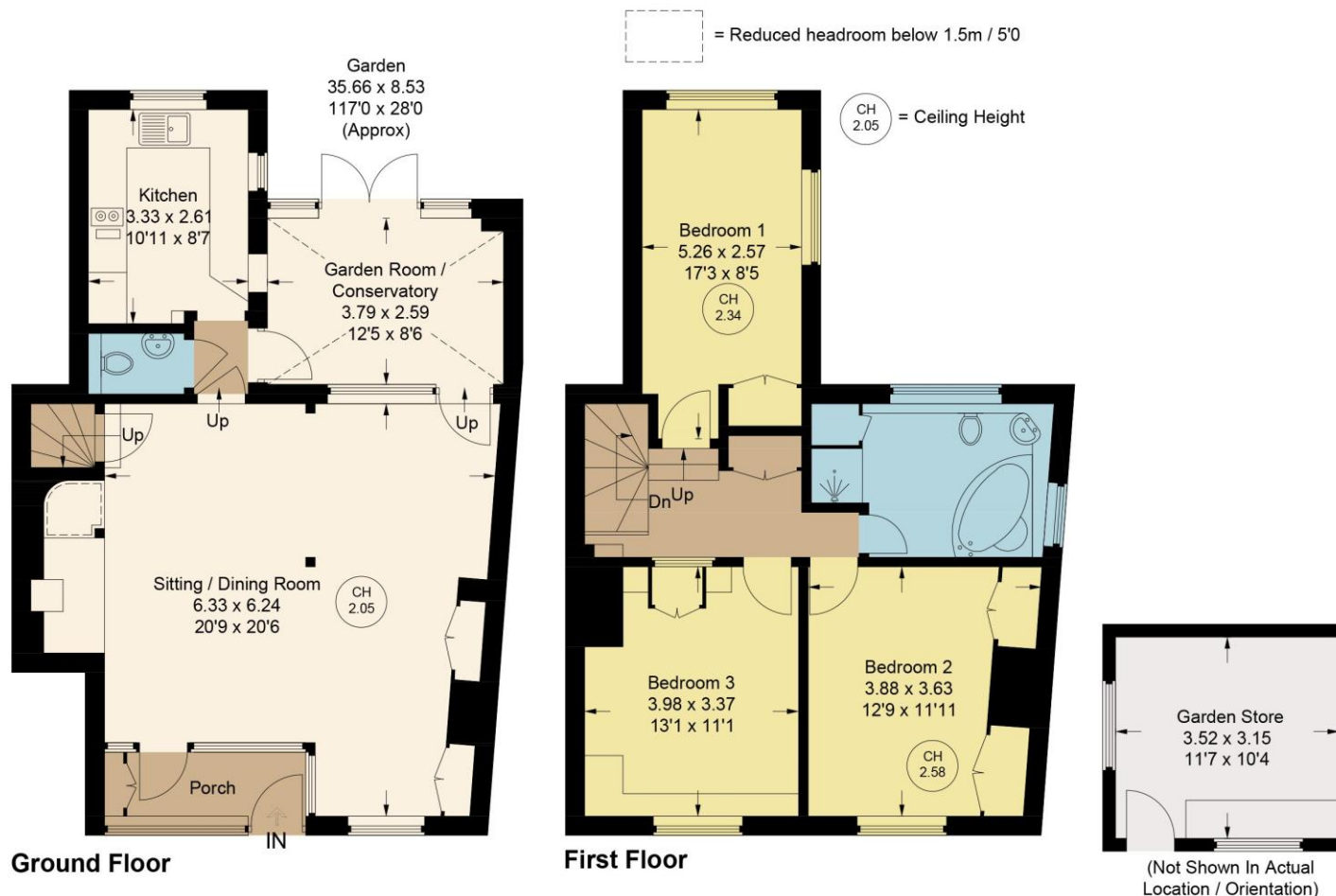
# Appletree Cottage, 92 High Street, Old Amersham, HP7 0DS

A charming and characterful Grade II listed property with a generous south westerly facing garden in excess of 100ft in length, situated on the historic High Street, convenient for all the amenities, boutiques and eateries of Old Amersham as well as within close proximity of highly regarded local schooling to include St. Mary's C of E Primary School. With the benefit of no onward chain, the neatly presented property provides spacious accommodation in excess of 1,300 sq ft comprising: porch, 20ft sitting dining room with exposed beams and a fabulous inglenook fireplace with wood burning stove, fitted kitchen, ground floor cloakroom, and a conservatory garden room with double doors to the patio. The first floor offers a dual aspect principal bedroom, two further double bedrooms and a large family bathroom. Externally, the property benefits from a beautiful south westerly facing rear garden which is mainly laid to lawn with well stocked flower beds, shrubs, fruit trees, and hedges to borders. There is a small patio area to the front and two sheds to the rear of the garden along with an 11ft garden store with pitched roof, power and light which could be suitable for a number alternative uses such as a home office, gym or studio, subject to the relevant consents. CHAIN FREE. EPC Exempt.



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Approximate Gross Internal Area  
 Ground Floor = 66.4 sq m / 715 sq ft  
 First Floor = 57.4 sq m / 618 sq ft  
 Garden Store = 11.0 sq m / 118 sq ft  
 Total = 134.8 sq m / 1451 sq ft



Floor Plan produced for Hunters by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## **MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND F

EPC: EXEMPT

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