

# CLOUGH COTTAGE

Clifton Road, Amersham, HP6 5PP

Guide Price: £2,895,000



An attractive detached family home which has been the subject of extensive enlargement and renovation to provide an exceptionally well presented and versatile family home.

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Extending to 4,500sqft of exceptionally well presented accommodation, combining traditional character features with contemporary family living.

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Spanning the rear of the property and bathed in natural light from two sets of bi-folding doors is a most impressive kitchen/dining room room/family room. This open plan informal reception is ideal for modern family living with a beautifully appointed kitchen remodelled to provide an extensive range wall and base units, full height larder cupboards and a matching central island. An adjacent further reception is ideal as a family room or ground floor bedroom with en suite shower room.

The first floor is again extremely well planned with six individual bedrooms all with well-appointed en suite facilities. The principal bedroom suite has a luxury en suite shower room opposite a generous walk in wardrobe. The property is approached through two sets of private gates and over a sweeping carriage driveway providing ample parking and leading to a large parking area leading to the detached double garage.

Backing onto woodland, the superb gardens are a real feature of the property with extensive lawns leading to an area of woodland at the rear of the garden. To the rear of the property itself a generous, raised patio providing views over the Sylvan backdrop with steps down to the lawn.



## ACCOMMODATION

6 Bedrooms

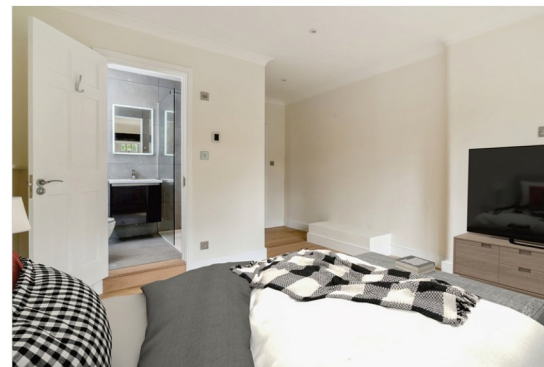
7 Shower/bath rooms

4 Reception Rooms

Double Garage

Large Garden and woodland

Gated driveway



GUIDE PRICE  
£2,895,000



















## ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Oil fired central heating to radiators

Fixtures and fittings: All fixtures and fittings are excluded but may be available by separate negotiation

Postcode: HP6 5PP

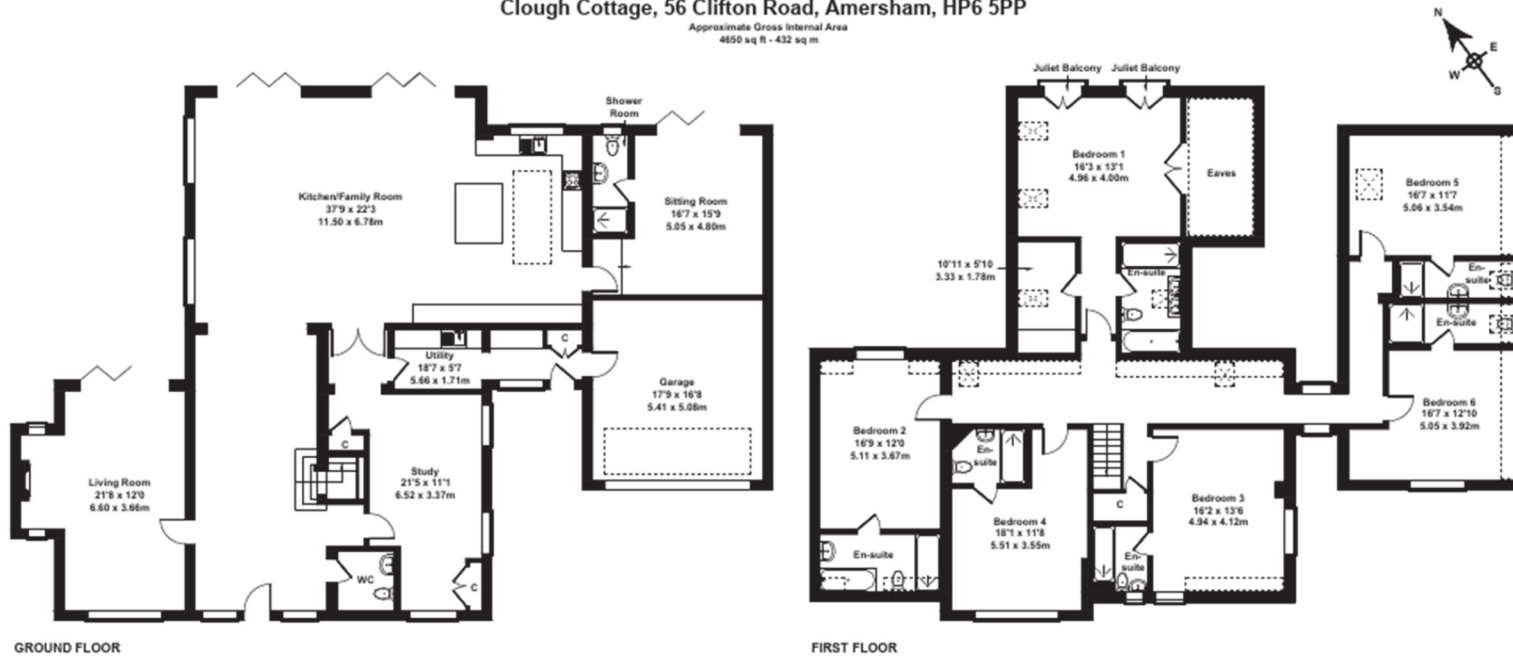
Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: D

### Clough Cottage, 56 Clifton Road, Amersham, HP6 5PP

Approximate Gross Internal Area  
4650 sq ft - 432 sq m



Not to Scale. Produced by The Plan Portal 2024  
For illustrative Purposes Only.

## LOCATION:

Clifton Road is a highly sought after residential road located approx. 1 mile from Amersham on the Hill centre, with its wide selection of shopping facilities and amenities as well as the Metropolitan/Chiltern Line station providing a London commuter service to Baker Street & Marylebone respectively.

The area is renowned for its excellent educational facilities, with Clifton Road ideally situated close to Our Lady's RC Primary School and The Beacon School, an independent day school for boys aged from 4-13. Other renowned schools in the immediate area are Heatherton House, an independent school for girls aged 3-11 and Dr Challoner's Grammar School for boys in Amersham. Dr Challoner's High School for girls is in nearby Little Chalfont.

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