





## Property Features

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- Detached Home on a Private Driveway
- Beautiful Village of Winchmore Hill
- 4/5 generous Bedrooms
- Possible self contained Annexe
- Large Living Room with Fireplace
- Kitchen/Breakfast Room with Utility
- Good sized Rear Gardens
- Parking for Several Cars and Garage
- EPC 69C / Council Tax Band F
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## Full Description

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Nestled in the heart of the charming and sought-after village of Winchmore Hill, La Fosse is a highly versatile property that offers flexible accommodation perfect for modern family living. Located just a few miles outside of Amersham, which provides regular train services to London, this home is ideally situated for commuters and those seeking access to excellent local schools.

The ground floor of La Fosse has been thoughtfully designed to cater to a range of needs, including the option for an annexe or additional family accommodation. Upon entering, you are greeted by a welcoming entrance hall with double doors leading to a large, light-filled living room. This room features doors opening onto the rear garden and a cozy fireplace, creating the perfect space for relaxing or entertaining. At the front of the house is a versatile family room, which can also be used as a home office, ideal for remote work or study.

To the left of the hallway, you'll find a self-contained living suite, comprising a study/living room, a shower room, and a bedroom. This flexible space is ideal for use as an annexe, guest suite, or additional family accommodation, offering privacy and comfort. At the rear of the property is a charming cottage-style kitchen/breakfast room, complete with modern appliances and doors leading out to the beautifully maintained rear garden.

Upstairs, the first floor offers four generously sized bedrooms. The principal bedroom boasts stunning views over the surrounding farmland and an en-suite shower room. Two of the additional bedrooms enjoy lovely views down the rear garden, making this floor a tranquil and restful space for the whole family.

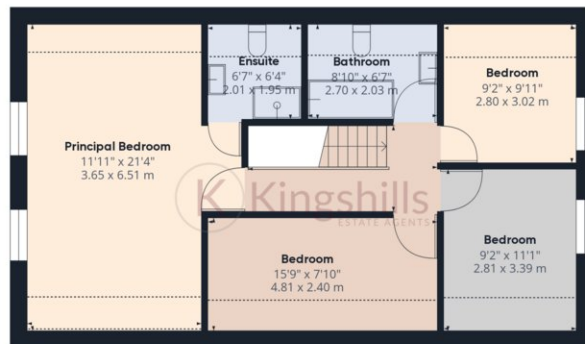
Outside, the property benefits from a private driveway serving only three homes, offering extensive parking for several vehicles as well as a garage with an electric up-and-over door. There is a possibility to create your own driveway to Fagnall Lane, (subject to planning) The rear garden is a true highlight, featuring a large patio area, well-tended lawns, mature flower and shrub borders, and hedging for privacy. At the rear of the garden, there is a fully insulated and soundproofed studio, currently used as a music room. This versatile space could easily be adapted into a study, home office, or hobby room.



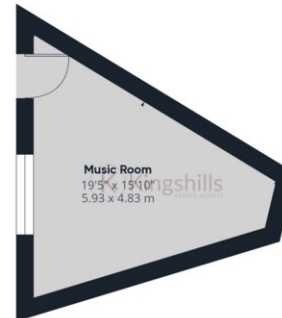




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

2360.63 ft<sup>2</sup>  
219.31 m<sup>2</sup>

**Reduced headroom**

171.47 ft<sup>2</sup>  
15.93 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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