



40 Walnut Way, Hyde Heath, Amersham, Buckinghamshire, HP6 5SD

Guide Price £995,000 FREEHOLD

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## 40 Walnut Way, Hyde Heath, Amersham, Buckinghamshire, HP6 5SD

*A modern detached family home ideally situated on a prime corner plot in a desirable residential area of the picturesque village of Hyde Heath.*

Entrance Hall | Cloakroom | Open plan Kitchen w/Sitting & Family areas | 2 Further Receptions | Home Office/TV Room | Utility Room | 4 Double Bedrooms | 3 Bathrooms (2 en suite) | Double Garage & Driveway | EV Charging Point | Attractive wild gardens | REF: KB-1250

**THE PROPERTY:** This light and airy detached family home has been meticulously maintained and offers spacious, versatile accommodation, making it an ideal choice for a large or multi-generational family. The property has benefited from significant recent refurbishment, including a refurbished roof, enhanced wall and floor insulation, and tasteful redecoration throughout.

A spacious and welcoming entrance hall greets you at the front, featuring a convenient cloakroom and a separate cloaks cupboard to one side, while a sweeping staircase ascends to the first floor.

The ground floor boasts two interconnecting reception rooms, both enjoying a delightful double aspect overlooking the gardens to the front and rear. These rooms are currently configured as a comfortable sitting room with a decorative fireplace and a flexible family room (which could also serve as an occasional bedroom) with glass doors opening onto the rear gardens.

At the heart of the home is a superb open-plan space, thoughtfully designed to incorporate a dedicated home office area, a comfortable living room, and a generous dining room, all seamlessly connected to a true chef's kitchen. This impressive kitchen features an extensive range of high-quality cabinetry and ample working surfaces, including a practical peninsula area. Beyond the kitchen, a well-appointed utility/laundry room provides additional functionality and convenient access to the integral double garage.







A spacious landing on the first floor provides access to four well-proportioned bedrooms. The Principle bedroom is a standout, complete with an ensuite shower. The neighbouring guest bedroom also offers the convenience of an ensuite shower, and all remaining bedrooms are serviced by a well-appointed family bathroom.

**OUTSIDE:** This property boasts a truly unique outdoor space, where the gardens have been thoughtfully cultivated to embrace nature. Enhancing the garden's inherent beauty are native and specimen trees, including Elder, Mountain Ash, Silver Birch, Crab Apple and Hawthorn. Scented planting includes Daphne, Honeysuckle, Clematis, Mock Oranges and Roses. At the front, a discreet covered portico features a bench seat, ideal for soaking in wild flower meadow with pyramidal orchids and apple trees. There's also a driveway and garage, ensuring ample off-road parking and including an EV charging point. To the rear, paved terraced areas directly adjoin the house, perfect for outdoor seating and entertaining, further enhanced by a tranquil water feature to one side. A charming arbour in one corner offers a picturesque spot with lovely views across the gardens and towards the home.



**SITUATION:** Hyde Heath is a highly sought-after village nestled within the picturesque Chilterns. Residents enjoy the convenience of a village store, an infant school with pre-school facility, and a charming local pub that overlooks the common and cricket pitch. Just a short 2.5-mile drive brings you to the vibrant market town of Amersham, which provides



extensive shopping and for leisure and recreation, the Chilterns Lifestyle Centre. This area is particularly well-regarded for its excellent educational opportunities, offering a selection of both state and private schools. (Details on admission criteria are available on the council website.) Commuters benefit from an hourly local bus service (including weekends) and direct Metropolitan Line services to Aldgate, plus Chiltern Line connections to Marylebone via Amersham train station. Furthermore, there's easy access to the M25, M40, M1, and M4 motorways, as well as various airports.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains gas, electric, water and drainage

**COUNCIL TAX:** Band G

**EPC RATING:** C

**DIRECTIONS:** what3words: ///  
outer.email.maybe

**FOR ENQUIRIES QUOTE REF:** KB-1250



Approximate Gross Internal Area  
 Ground Floor = 138.5 sq m / 1,491 sq ft  
 First Floor = 76.1 sq m / 819 sq ft  
 Total = 214.6 sq m / 2,310 sq ft  
 (Including Garage)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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