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Fairways, 6 Saxon Close, Amersham, Buckinghamshire, HP6 5QA
Guide Price £1,500,000



Fairways, 6 Saxon Close, Amersham, Buckinghamshire, HP6 5QA

An exceptional and beautifully presented executive family home originally constructed by Banner Homes in 1995 as a five-bedroom, three-bathroom property, discreetly positioned in a highly sought-after cul-de-sac ideally situated within close proximity of the station, town centre, leisure centre and highly regarded schools. With the benefit of no onward chain, this stylish and contemporary property has been tastefully extended, remodelled, and modernised to a very high standard by the current owners who have reconfigured the bedrooms to four double bedrooms and a bespoke dressing room (can be reverted to fifth bedroom). Boasting nearly 2,100 square feet of versatile, high-specification accommodation, this immaculate home offers: entrance hall, cloakroom, study with fitted oak furniture, bay fronted family room with doors to a 16ft sitting room with feature wall to include a Gazco fire and colour change LED lighting, 18ft hand built, bespoke framed kitchen with oak and hand painted units, granite worktops, AGA and central island with breakfast bar, separate utility/boot room, snug and a 14ft bespoke hardwood Lansdowne conservatory with views over the delightful garden. The first floor offers a galleried landing leading to the principal bedroom with built in wardrobes, stylish ensuite shower room, and dressing room (formerly bedroom five), second bedroom with modern ensuite shower room, two further double bedrooms and a stunning refitted family bathroom. Externally to the front there is driveway parking for several vehicles leading to the detached double garage with electric up and over doors, power, light, and courtesy door to the garden. Gated access leads to the side and rear gardens which have been beautifully landscaped providing two areas of lawn with flowers, shrubs, and trees and a patio area providing space for al fresco entertaining. There is also a 15ft garden office/den with power, light and hard cabling for satellite or cable TV, along with a separate garden shed with lighting. CHAIN FREE. EPC RATING: C



MATERIAL INFORMATION

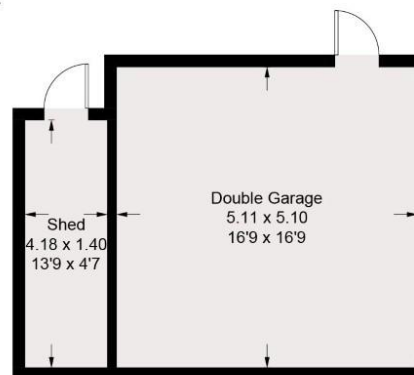
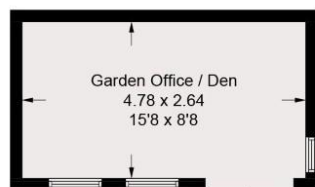
TENURE: Freehold

COUNCIL TAX: BAND G

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	75
England & Wales	EU Directive 2002/91/EC

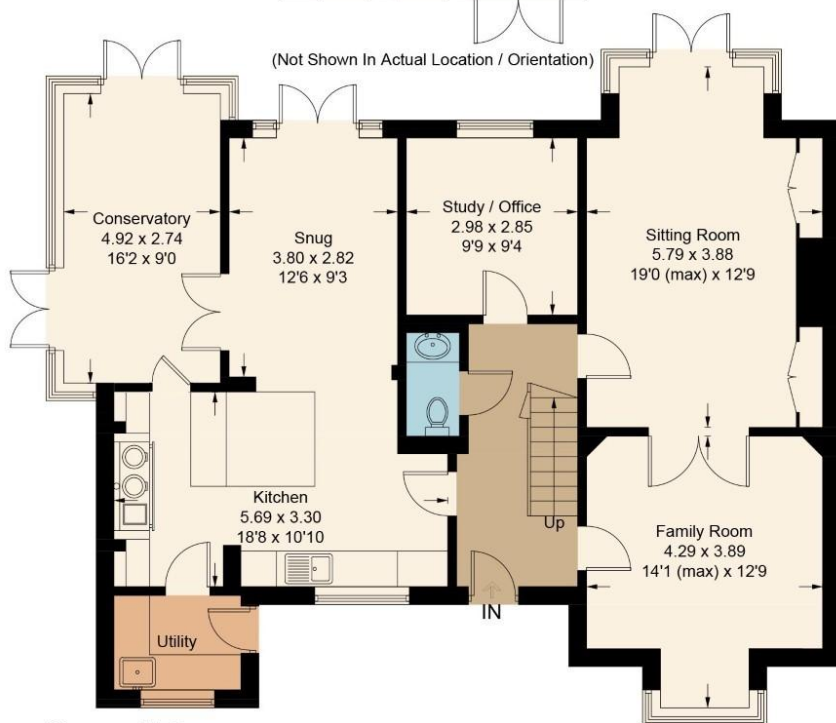
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Approximate Gross Internal Area
 Ground Floor = 110.2 sq m / 1,186 sq ft
 First Floor = 84.0 sq m / 904 sq ft
 Outbuildings = 45.2 sq m / 486 sq ft
 Total = 239.4 sq m / 2,576 sq ft

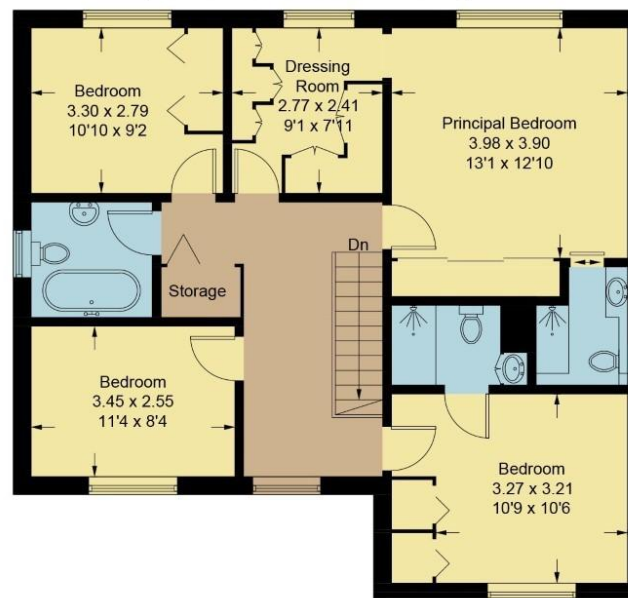


(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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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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