



Village Road, Coleshill - HP7 0LG

Offers Over £1,000,000

 **TIM RUSS**
& Company



Village Road

Coleshill

- Ideally Position in Centre of Popular Village
- Amersham & Beaconsfield nearby
- Breathtaking kitchen / dining/ breakfast room
- Sitting room & Family room
- Utlity room
- Four bedrooms
- Beautiful en suite, family bathroom and downstairs cloakroom
- Impressive landscaped garden



Village Road

Coleshill

Set in the heart of **Coleshill**, one of Buckinghamshire's most attractive and sought-after villages, this beautifully presented home offers comfort and modern family living. The setting is a huge part of the appeal. Village life here feels calm, established and picturesque, yet both **Amersham** and **Beaconsfield** are nearby, making day-to-day life feel easy as well as charming.

Inside, the house has a lovely natural flow and an immediate sense of warmth. It is stylish and elegant without losing that all-important feeling of home. The space has clearly been designed around how people actually want to live.

At the centre is the superb **kitchen/dining/family room**, a room that really earns its place as the heart of the home. It is bright, open and sociable, equally suited to busy weekday mornings, slow family Sundays or a house full of friends spilling out onto the terrace in the summer. The kitchen itself is beautifully hand crafted, with a large oak topped island, generous storage, underfloor heating and a separate utility room.

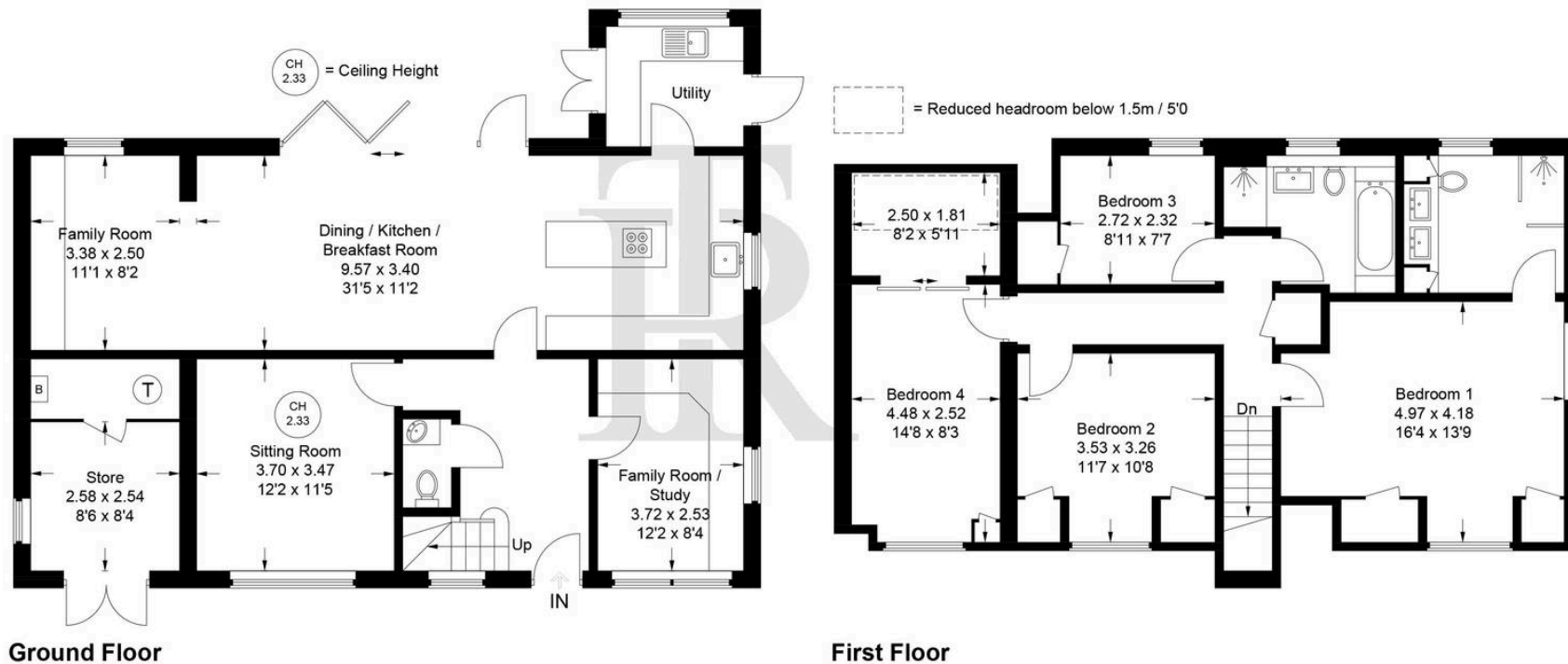
Elsewhere, the house offers a more peaceful sitting room for quieter evenings, along with a further reception room that gives real flexibility, whether used as a study, snug, playroom or somewhere for older children to disappear to. Offering much needed versatility that's needed for family living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Gross Internal Area
 Ground Floor = 85.6 sq m / 921 sq ft
 First Floor = 81.4 sq m / 876 sq ft
 Outbuildings = 9.8 sq m / 105 sq ft
 Total = 176.8 sq m / 1902 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

6 Burkes Court, Burkes Road, Beaconsfield - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.